

Note: The following maps contain the results of group exercises. Participants were asked to identify importation locations on the map as follows:

- Identify strengths/places to preserve/enhance – **green dots**
- Identify weaknesses/challenges – **red dots**
- Identify opportunities – **blue dots**

Falls of Neuse Study Area: Basic Features



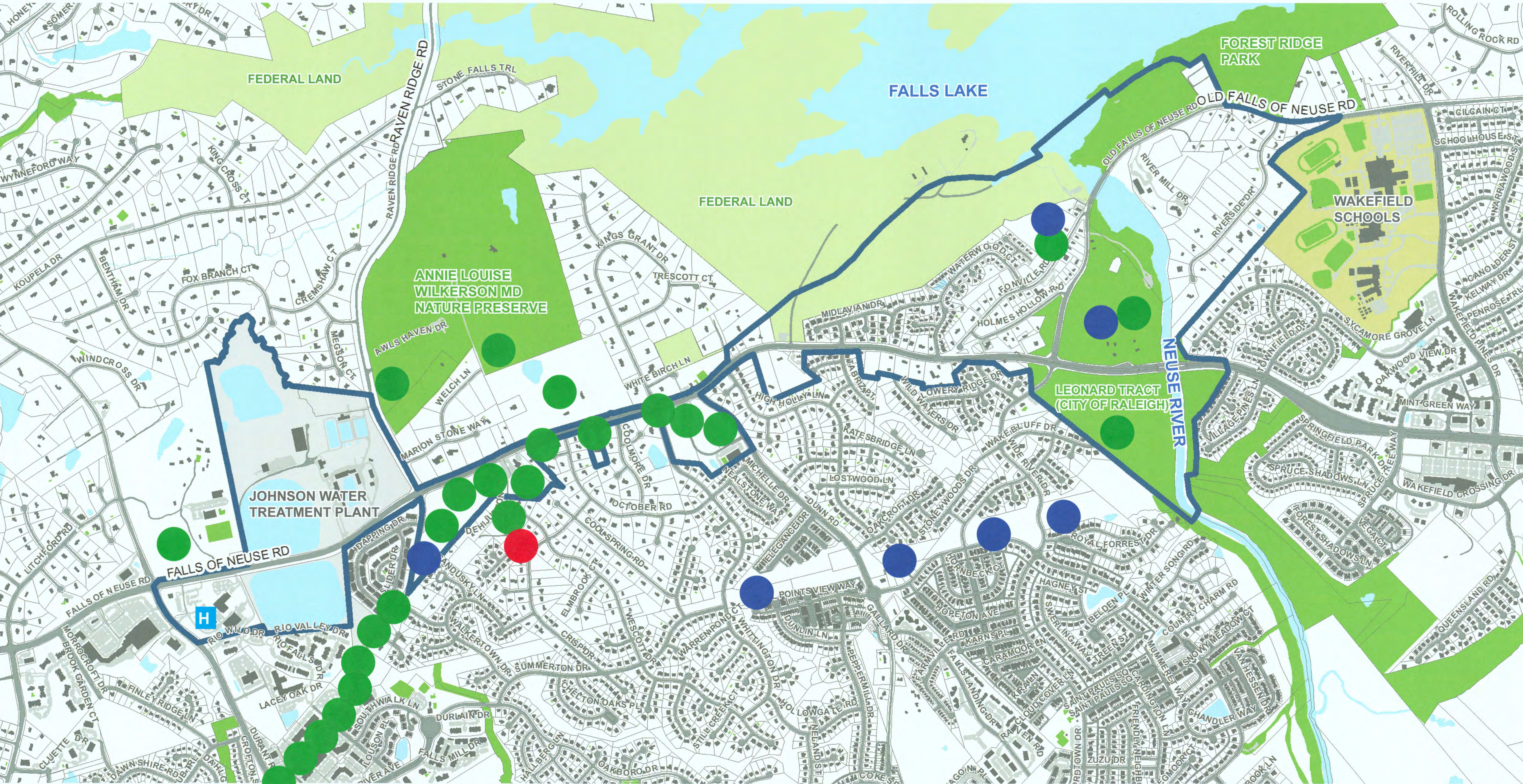
The study area, outlined in blue, extends 2.8 miles from Durant Road in the south (note that the map is angled to provide more information) to the Neuse River and Falls Lake in the north. The area includes city-owned properties at both ends (the Johnson Water Treatment Plant and properties adjacent to the river), the WakeMed North hospital, and the Falls

Lake Dam, and is adjacent to the Wakefield schools. The area also includes the historic Falls community adjacent to the river, as well as some undeveloped tracts, particularly along the east side of the corridor. Finally, Falls Lake itself and federally-owned surrounding lands make up a large portion of the area.

Primary Physical Features



Falls of Neuse Study Area: Basic Features

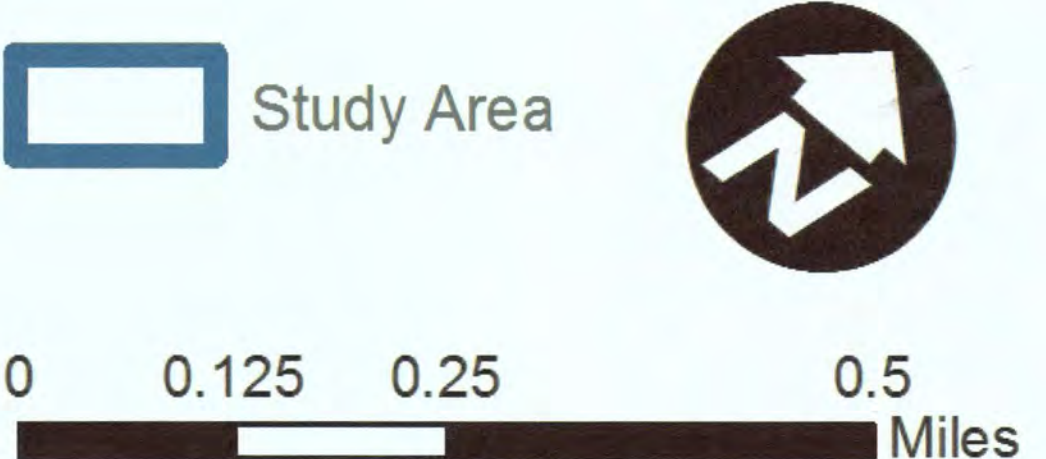


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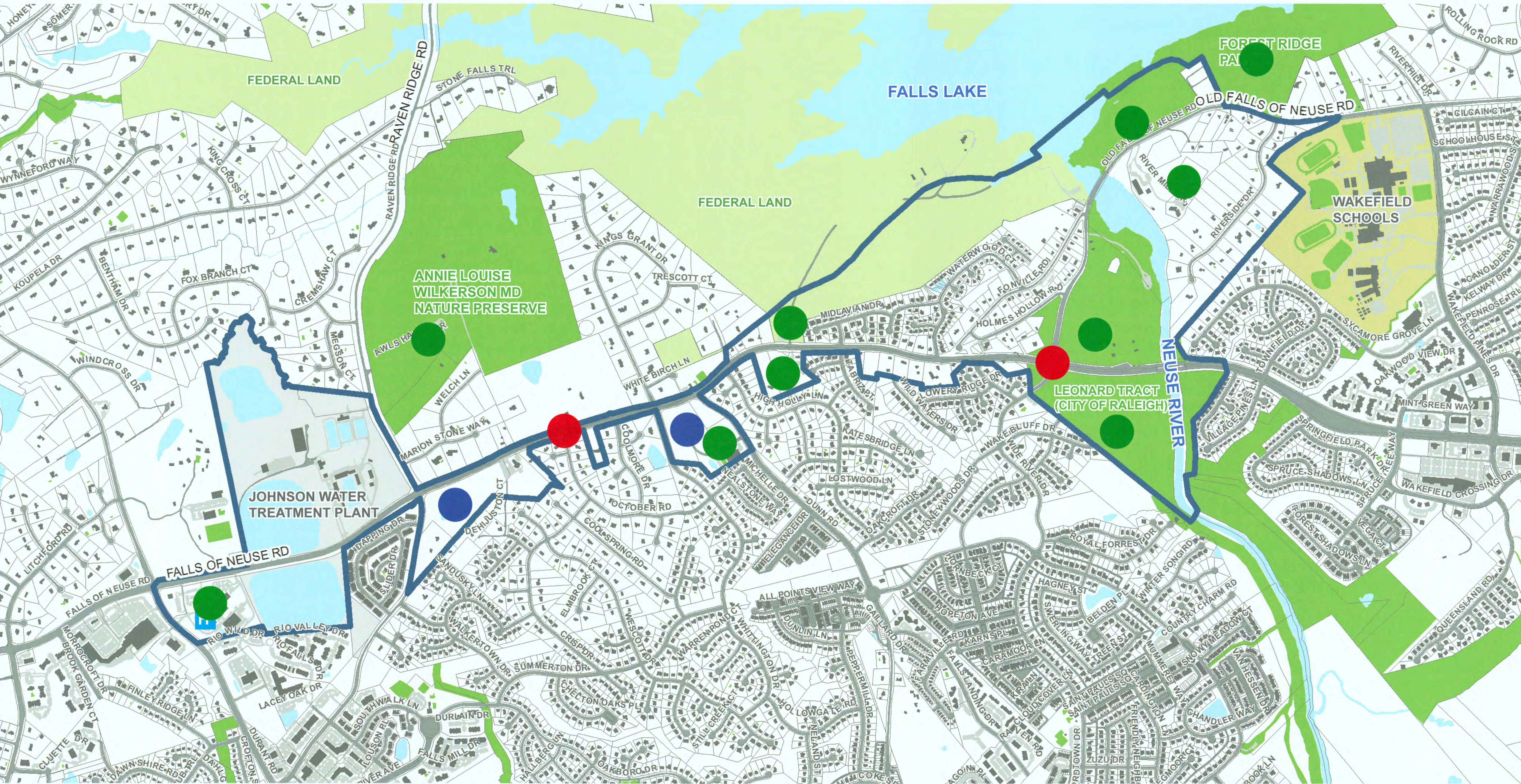
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Primary Physical Features

	Parcels		Parking Lots		Water Treatment Plant
	Waterways		Parks/Recreation		Federal Land
	Buildings		Streets		Schools



Falls of Neuse Study Area: Basic Features




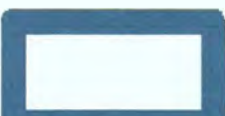
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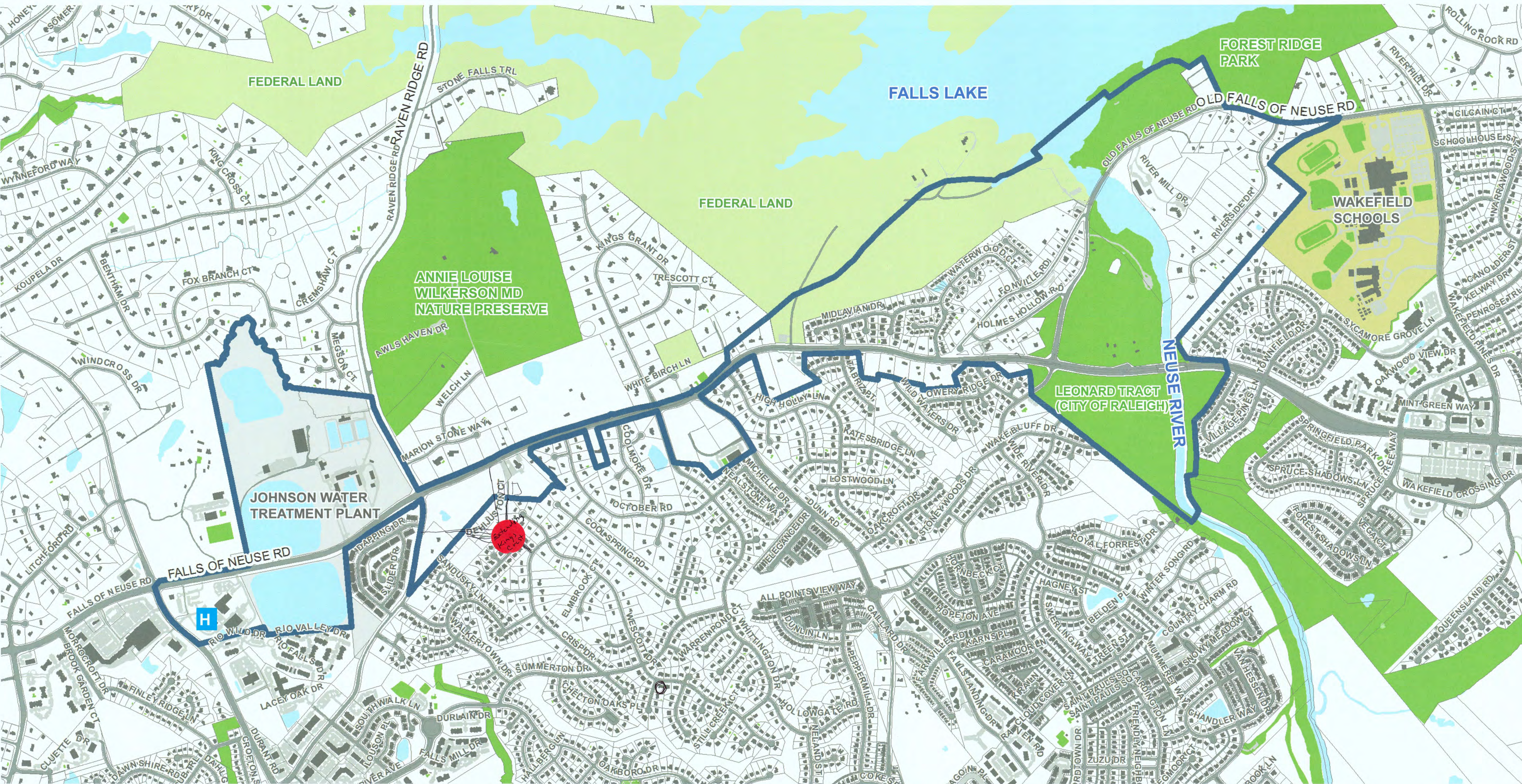
 Study Area

0 0.125 0.25 0.5 Miles

TTC group

RAV'S TABLE

Falls of Neuse Study Area: Basic Features



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Primary Physical Features



Falls of Neuse Study Area: Basic Features

• Water treatment plant and an office would make a great office park
• greenway is the best part
• Wakefield Commons is a disaster
• Leonard tract is a psychological barrier
• Falls river shopping center
• Hwy 98/falls of neuse should be a whole food's Prêt à Manger (NYC)/English

• Hwy 98 MLD soccer stadium
• need business nodes
• Sprouts Jucks
• Huge general mismatch of businesses to the demographic -

opportunities

1. Connect Capital to Falls through Bedford near Burlington Mills
2. Attract from Wakefield to increase density of commercial

Challenges

Traffic issues to get to Wake Med
Top problems for planned office mixed use







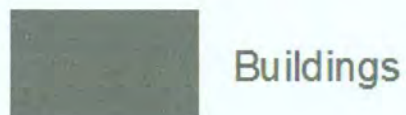


is angled to provide River and Falls Lake city-owned property Water Treatment Plant (the river), the WakeMed North Hospital, and the Falls

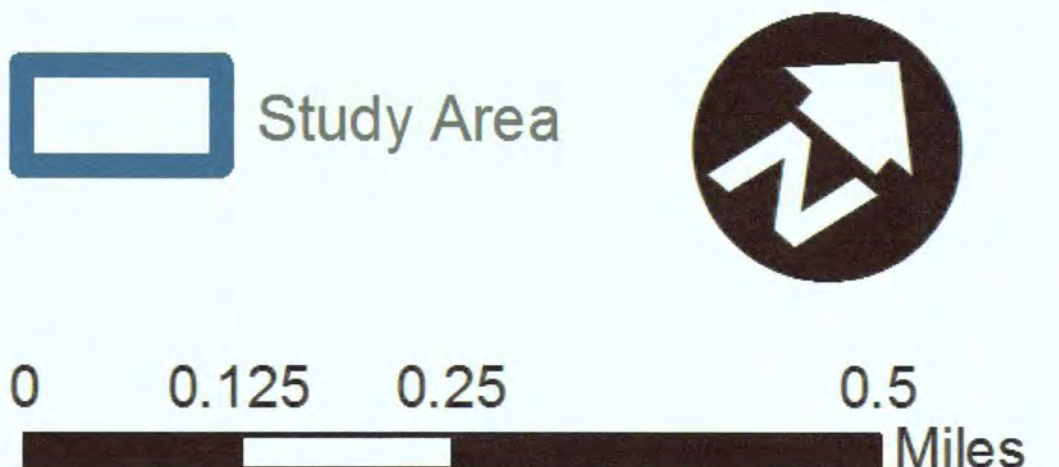


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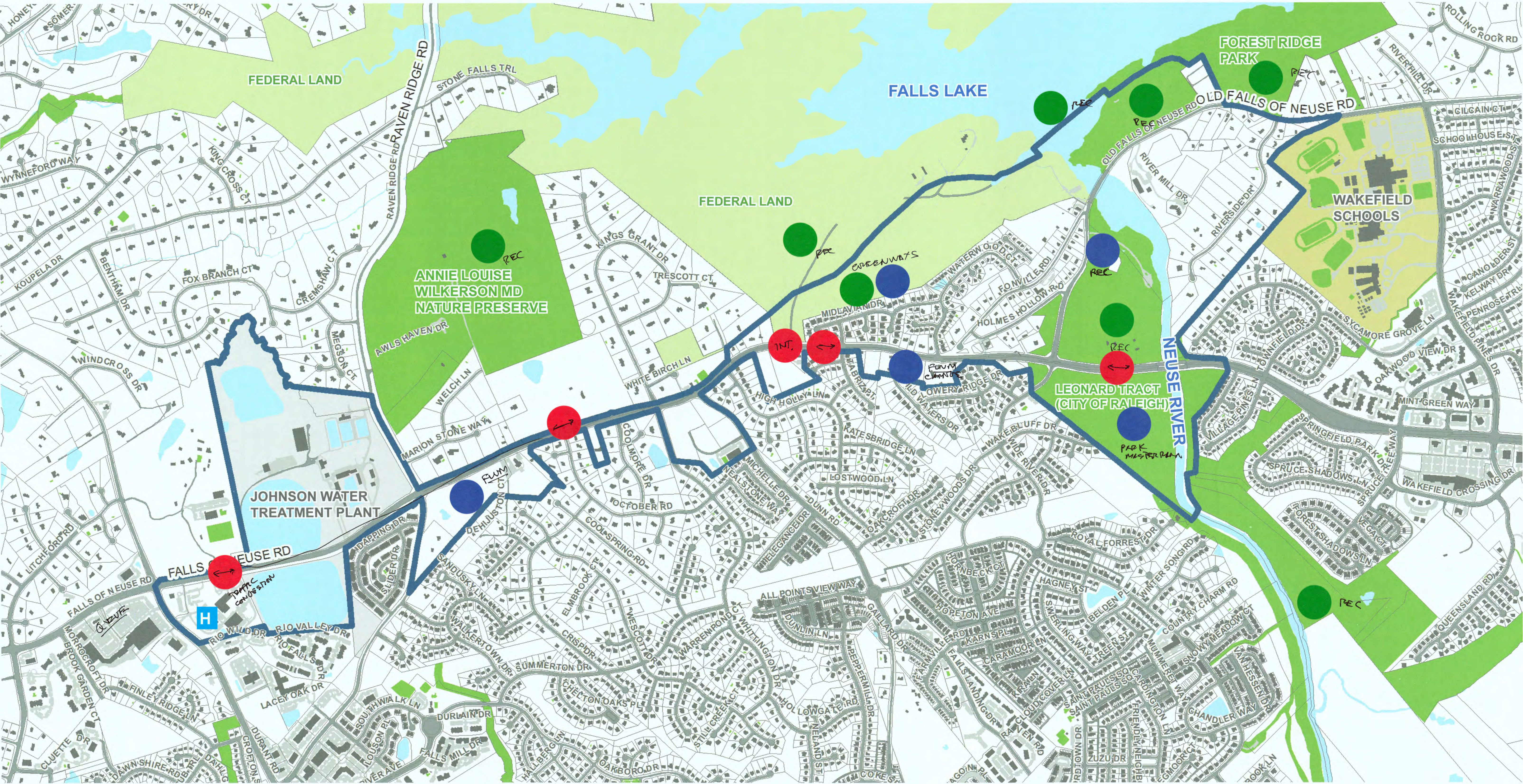
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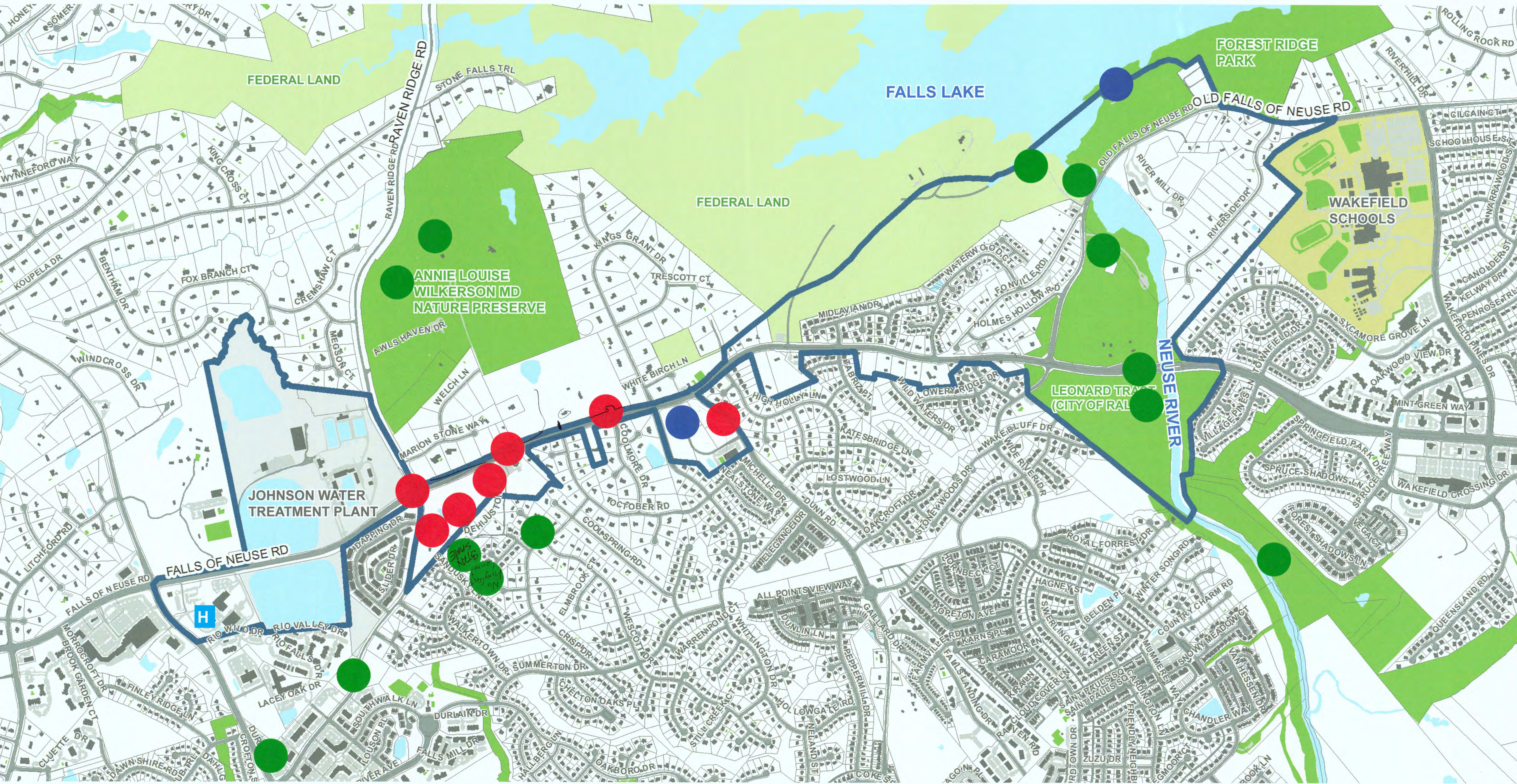
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Primary Physical Features



BRANDIE'S GROUP

Falls of Neuse Study Area: Basic Features



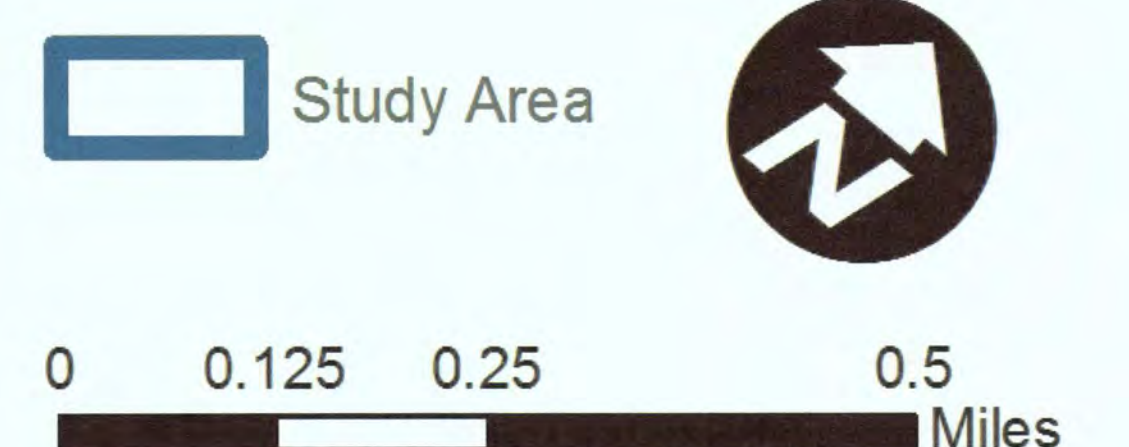
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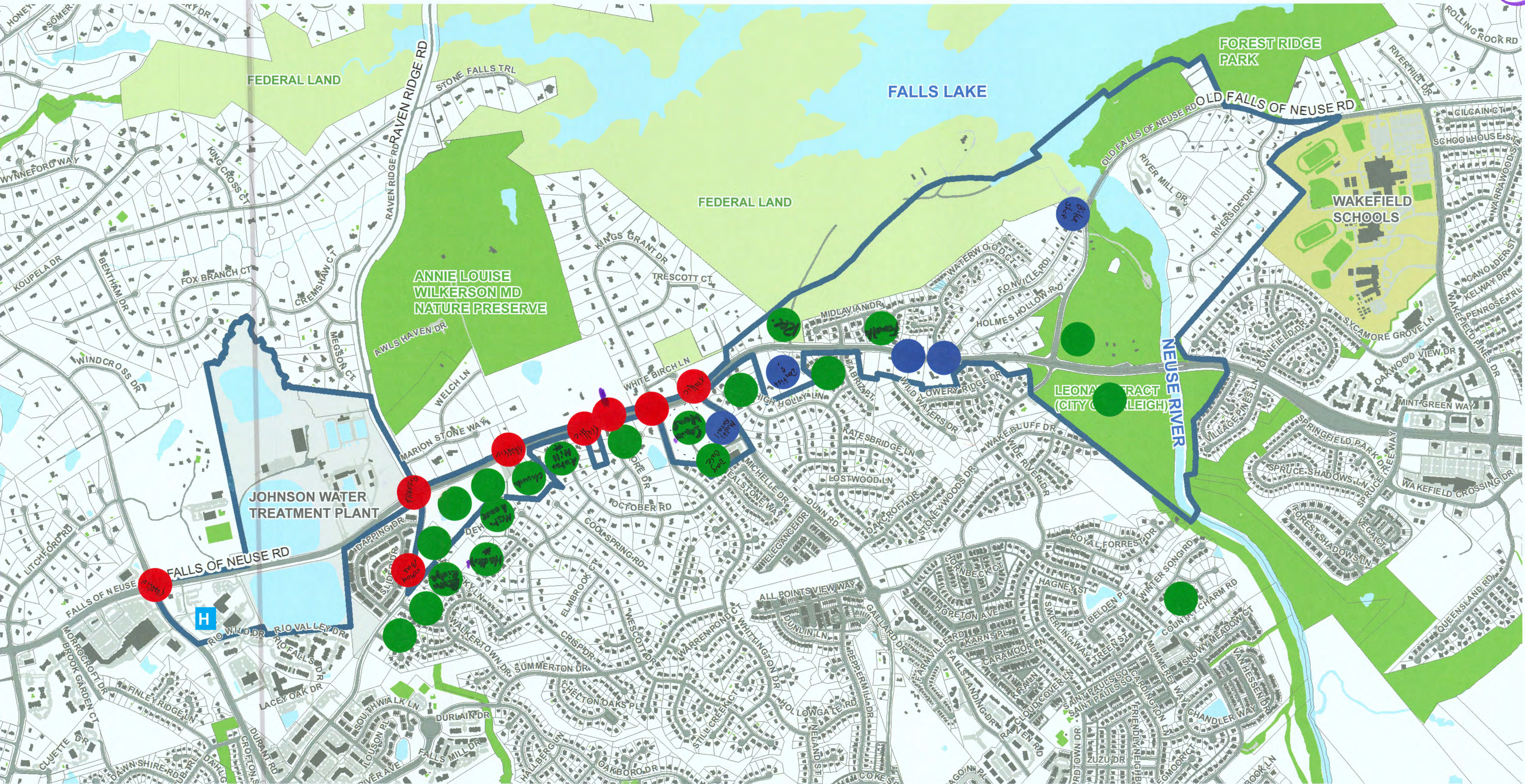
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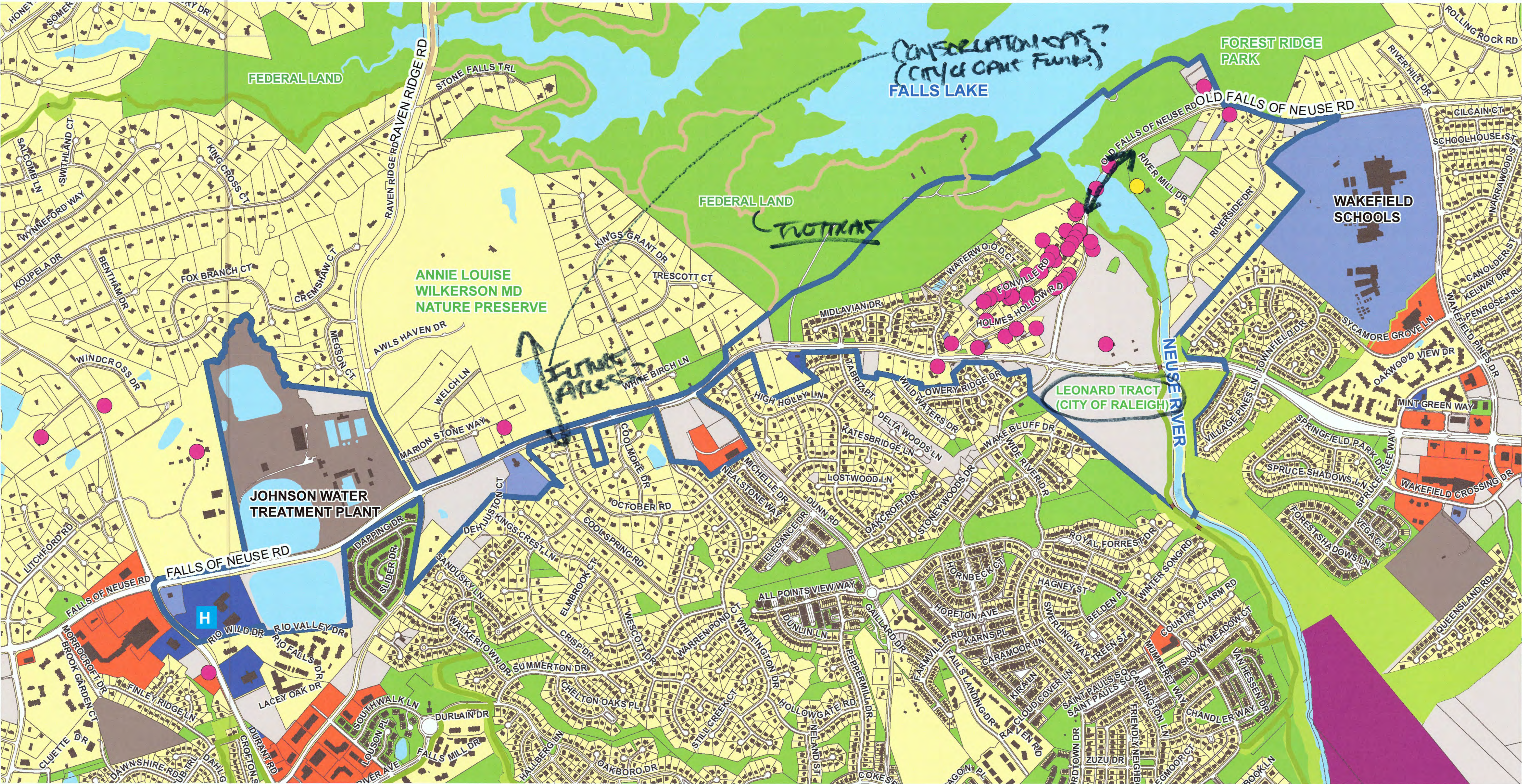
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Primary Physical Features



Falls of Neuse Study Area: Base Map



Existing Land Use

- | | |
|-------------|------------------------------|
| Civic | Medical |
| Commercial | Parks, Open Space, Greenways |
| Residential | Resource Extraction |
| Utilities | Vacant |

Historic Resources

- National Register
- Potentially Eligible for National Register

Trails

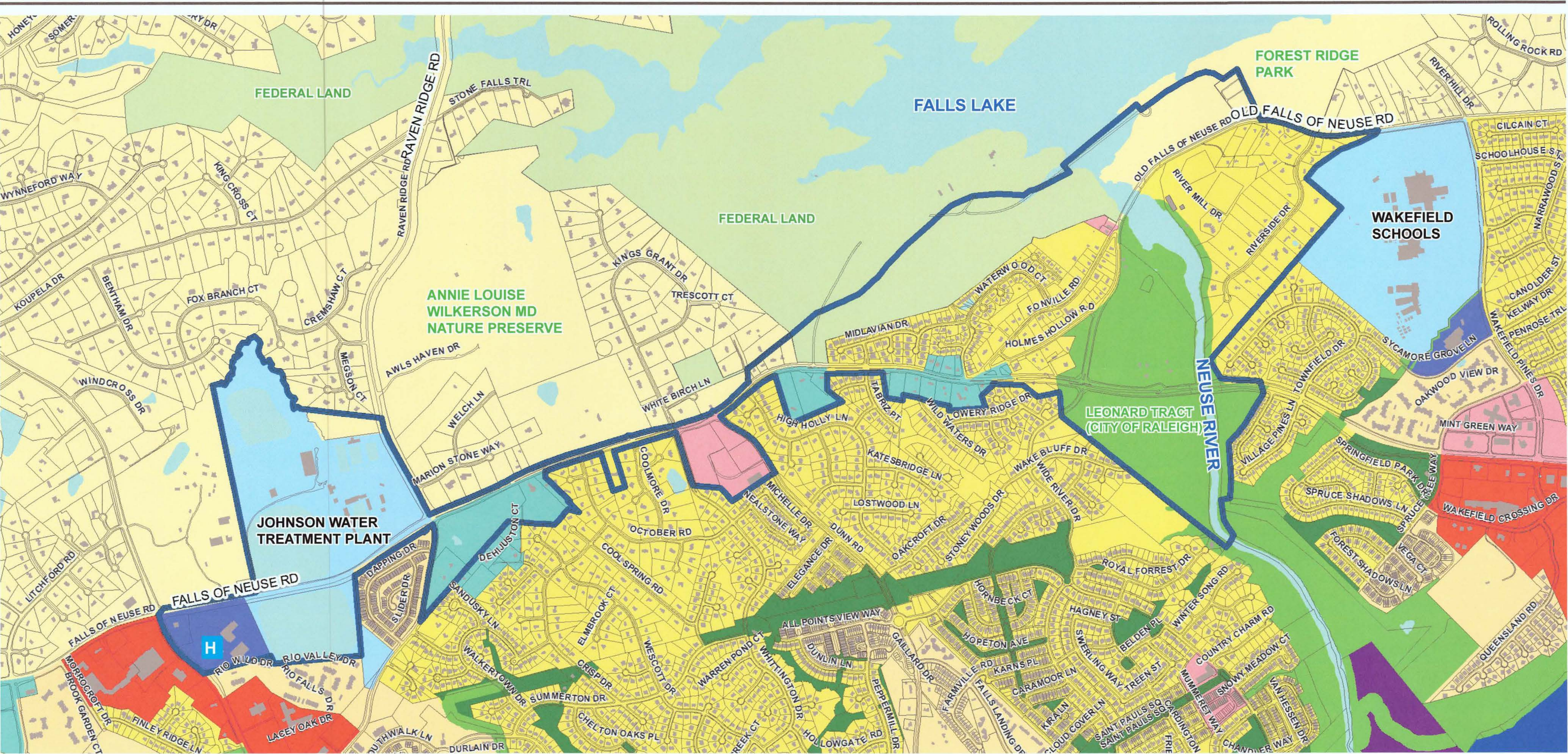
- Greenway Trails
- Wake County Trails

Study Area



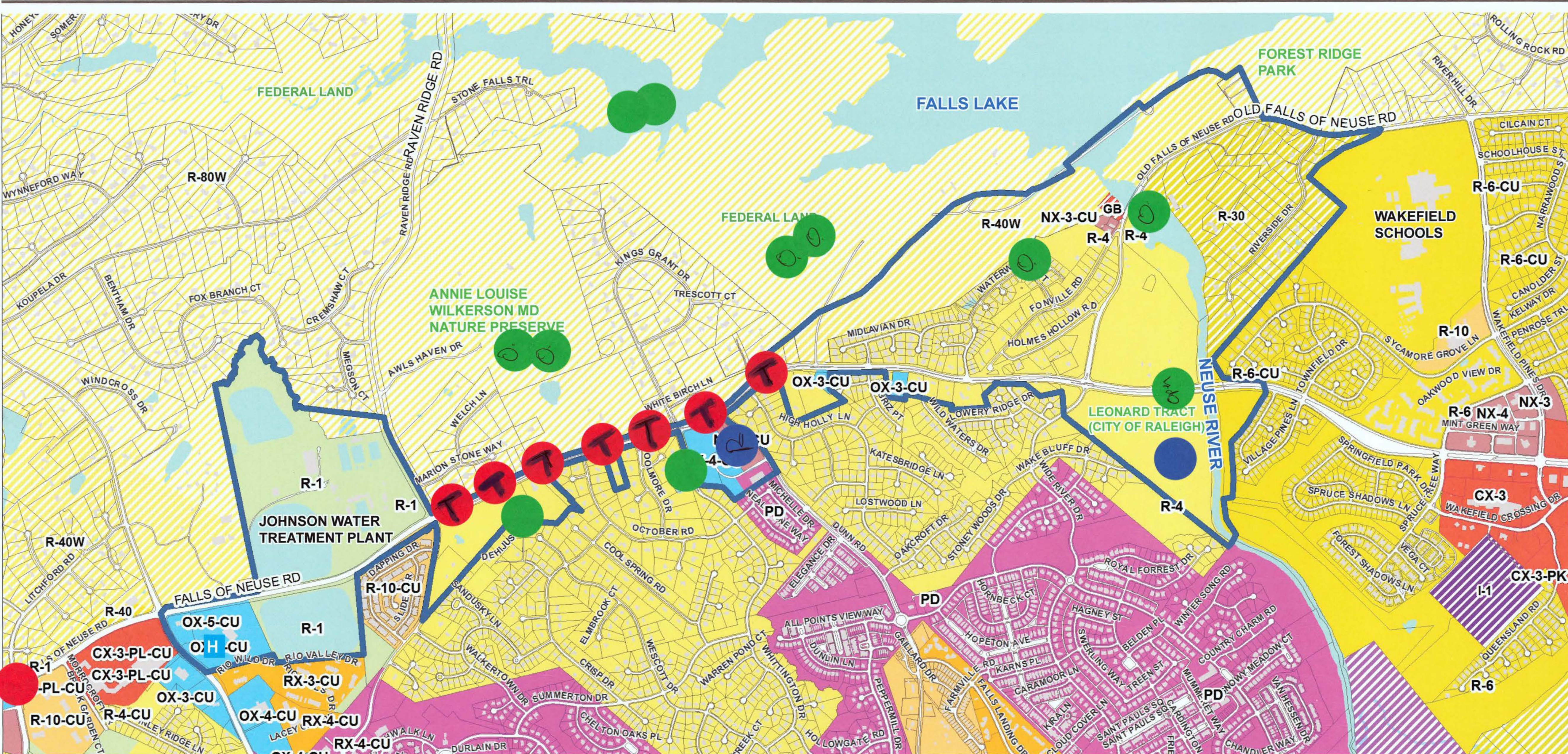
0 0.125 0.25 0.5 Miles

Falls of Neuse Study Area: Future Land Use Map



Raleigh's Future Land Use Map envisions much of the corridor remaining residential or as parks and open space. The Map envisions a smaller neighborhood commercial center at the intersection of Falls of Neuse and Dunn roads (shown in pink) and areas of office and residential mixed use along larger parcels at Raven Ridge Road and toward the northern end of the corridor.

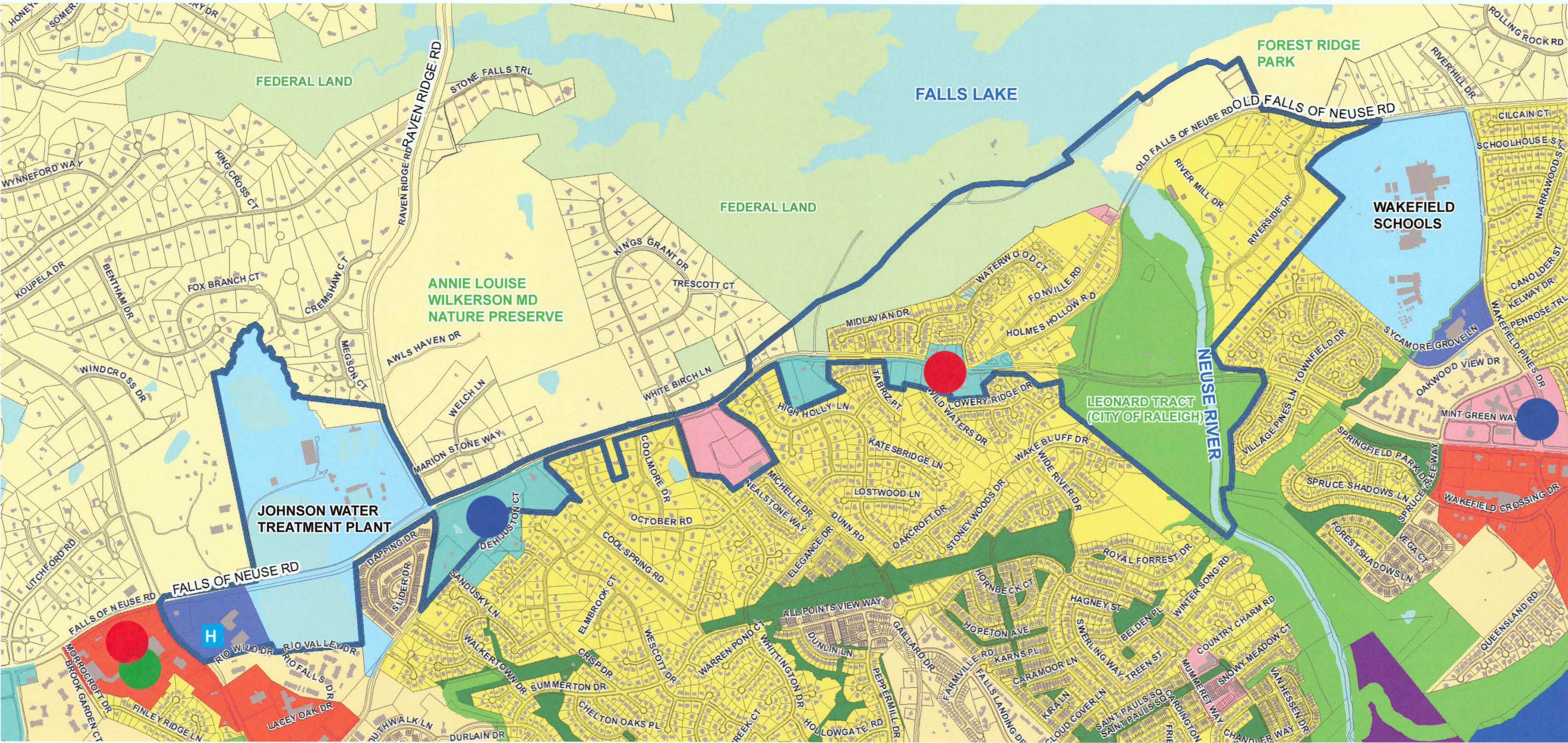
Falls of Neuse Study Area: Zoning



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Matt's Group

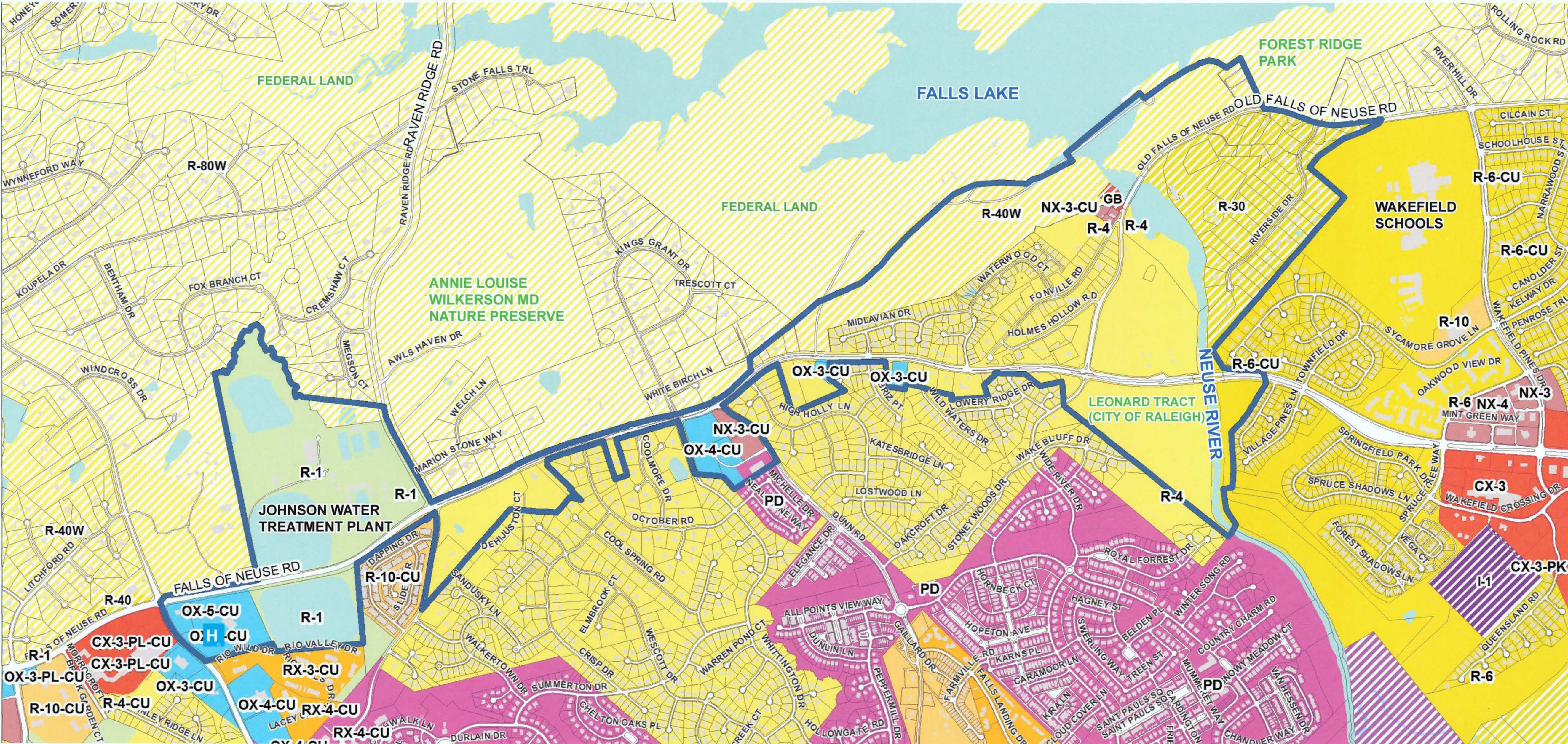
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Future Land Use Map

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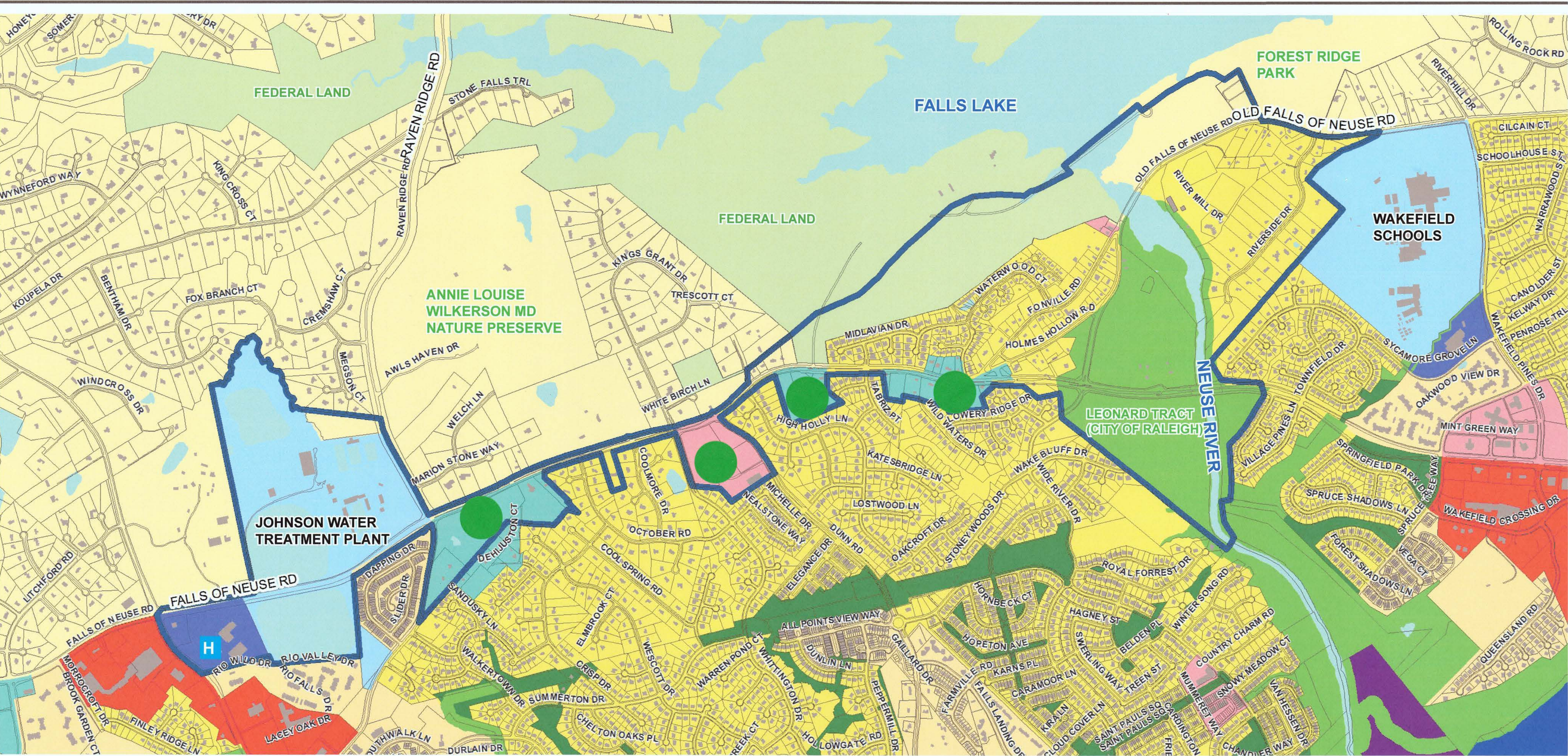


Raleigh Zoning

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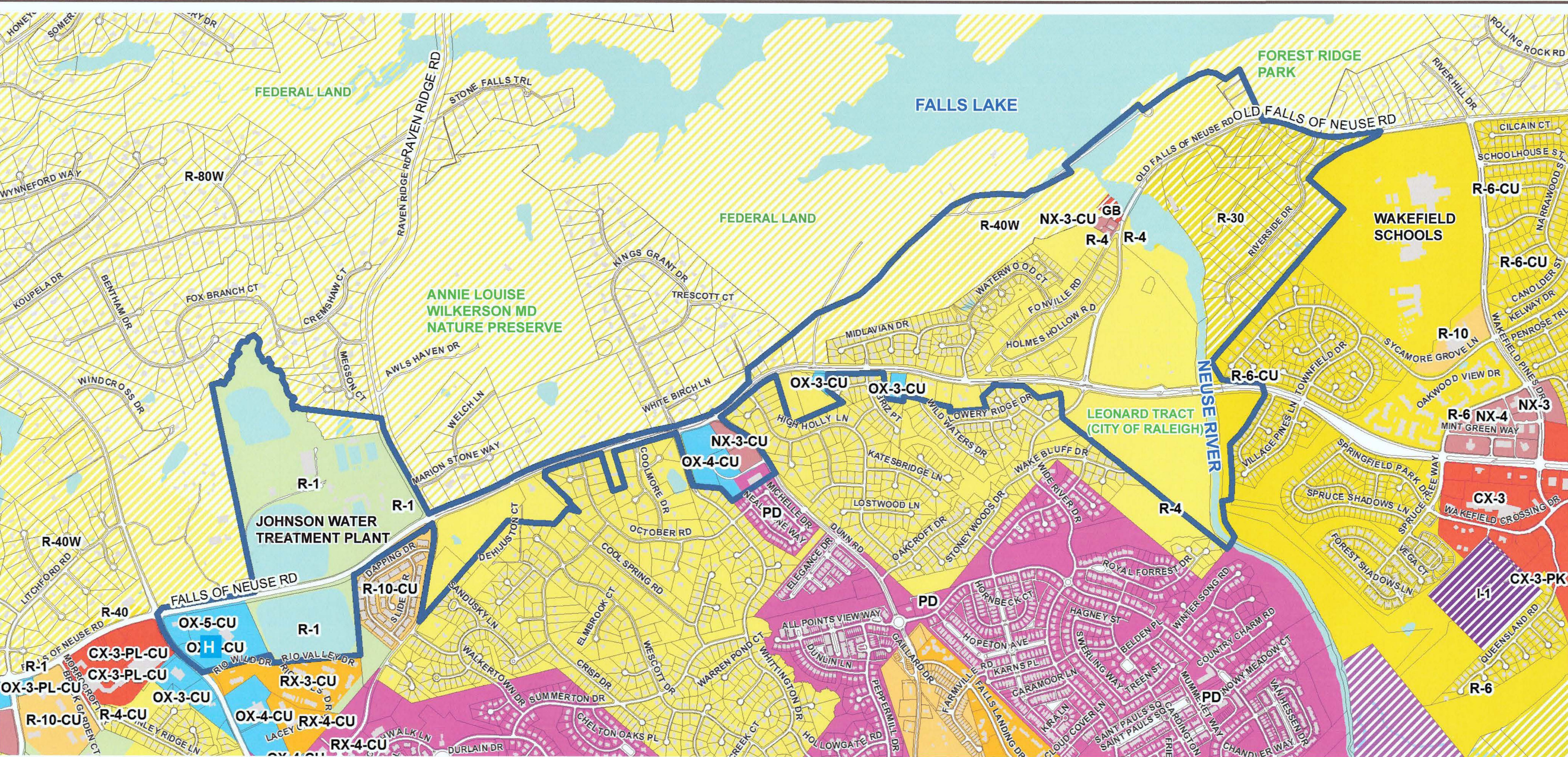
RAY'S
TABLE

Falls of Neuse Study Area: Future Land Use Map



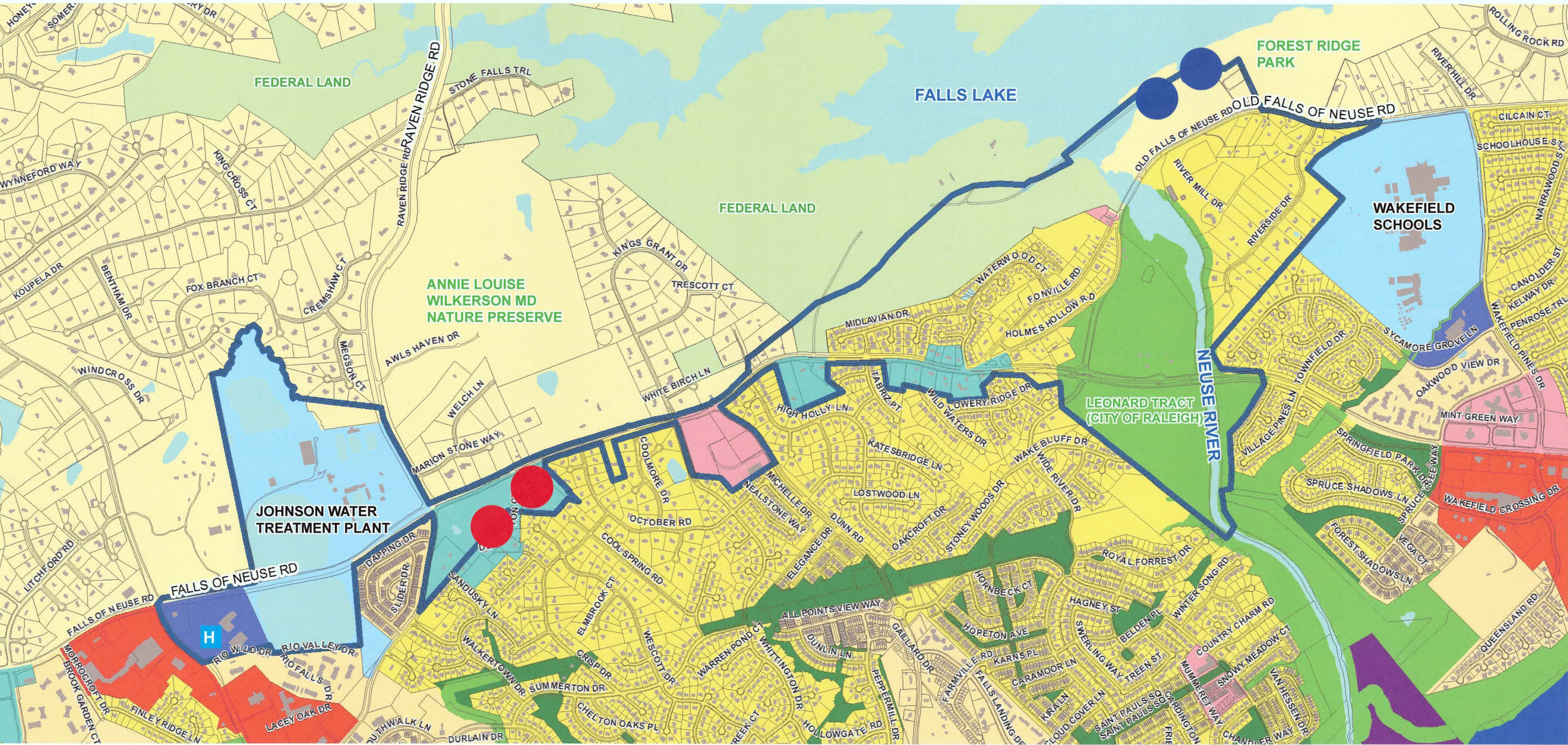
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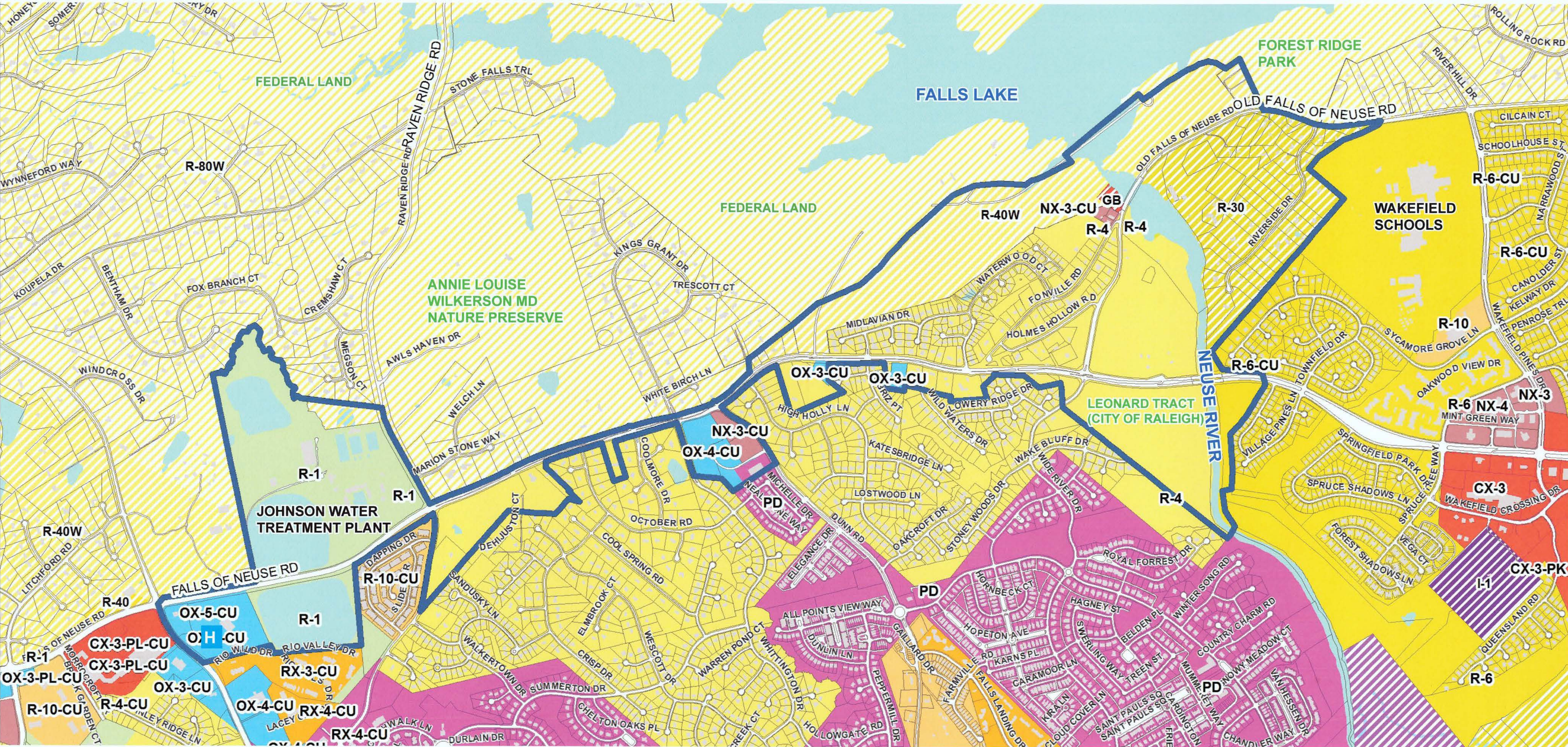
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General Industrial	Office & Residential Mixed Use	Federal Land
Institutional	Office/Research & Development	Residential Under 1 Unit/Acre (Wake County)
Low Density Residential	Private Open Space	
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Falls of Neuse Study Area: Zoning



Raleigh Zoning

Commercial Mixed Use	Residential-2
Neighborhood Mixed Use	Residential-4
Office Mixed Use	Residential-6
Planned Development	Residential-10
Residential-1	Residential Mixed Use

Wake County Zoning

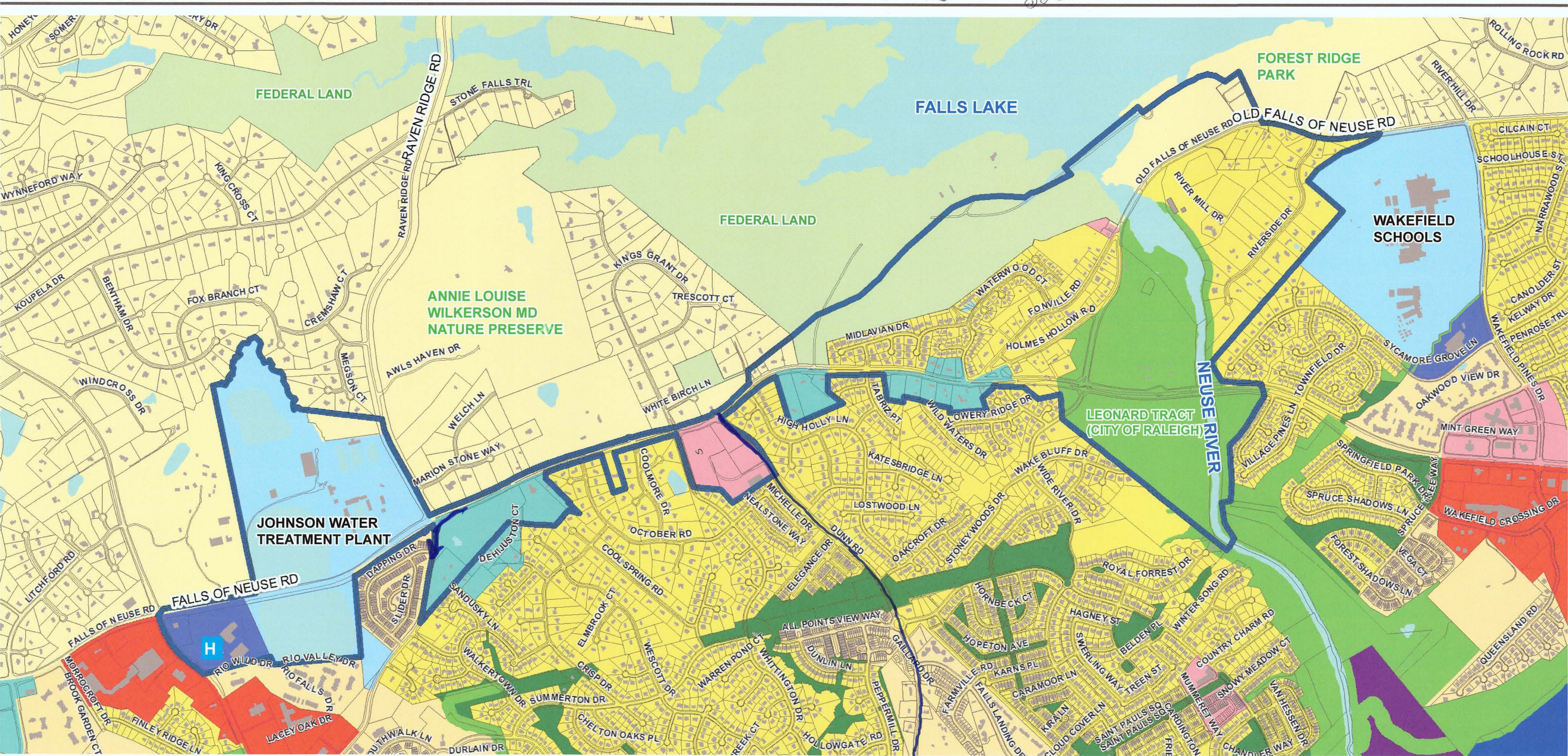
General Business	Residential-30
Highway District	Residential-40
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Planned Development	

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Falls of Neuse Study Area: Future Land Use Map



Future Land Use Map

- Community Mixed Use
- General Industrial
- Institutional
- Low Density Residential
- Moderate Density Residential
- Neighborhood Mixed Use
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- Office/Research & Development
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- Public Facilities
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- Federal Land
- Residential Under 1 Unit/Acre (Wake County)

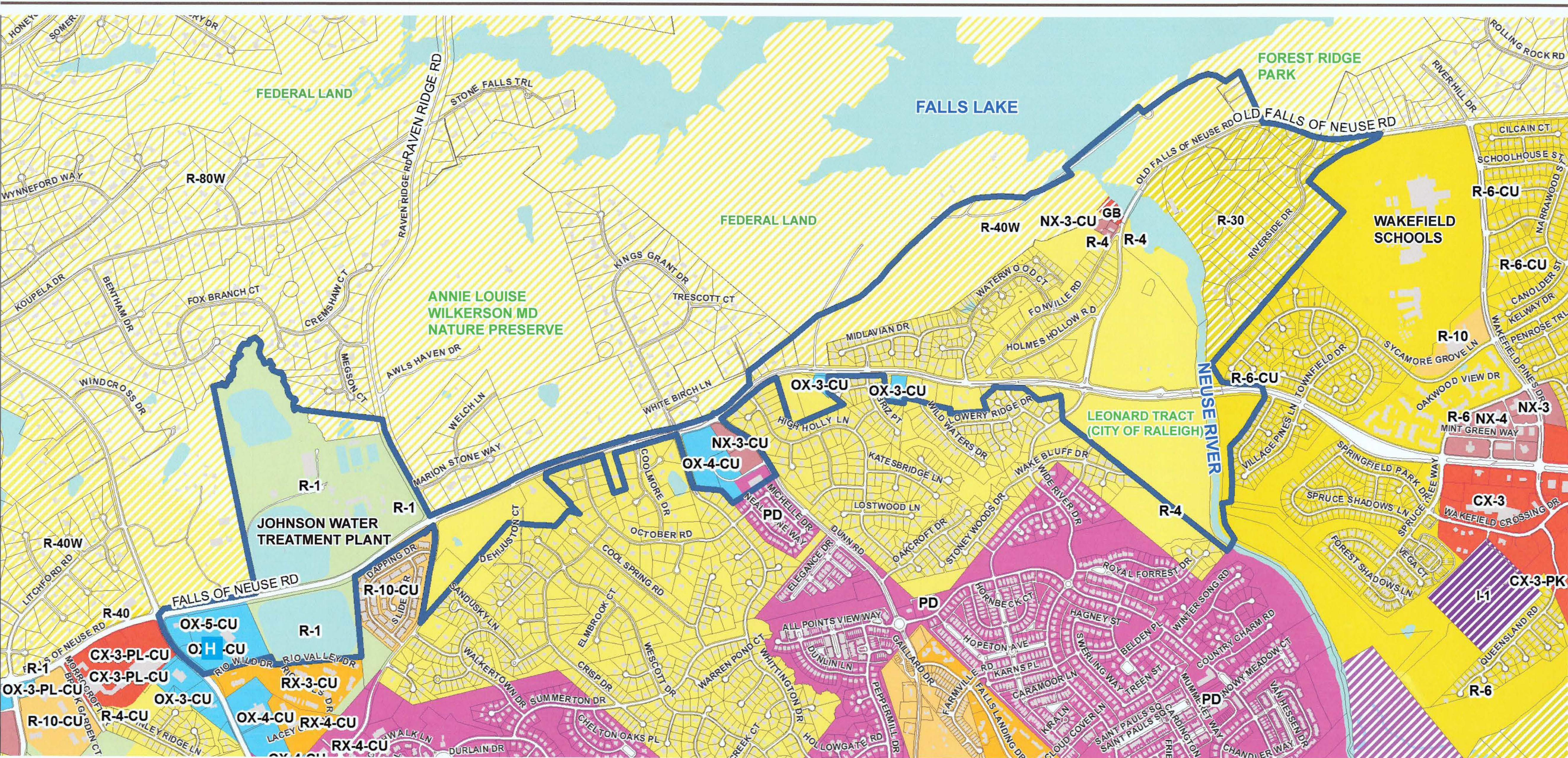
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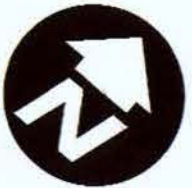
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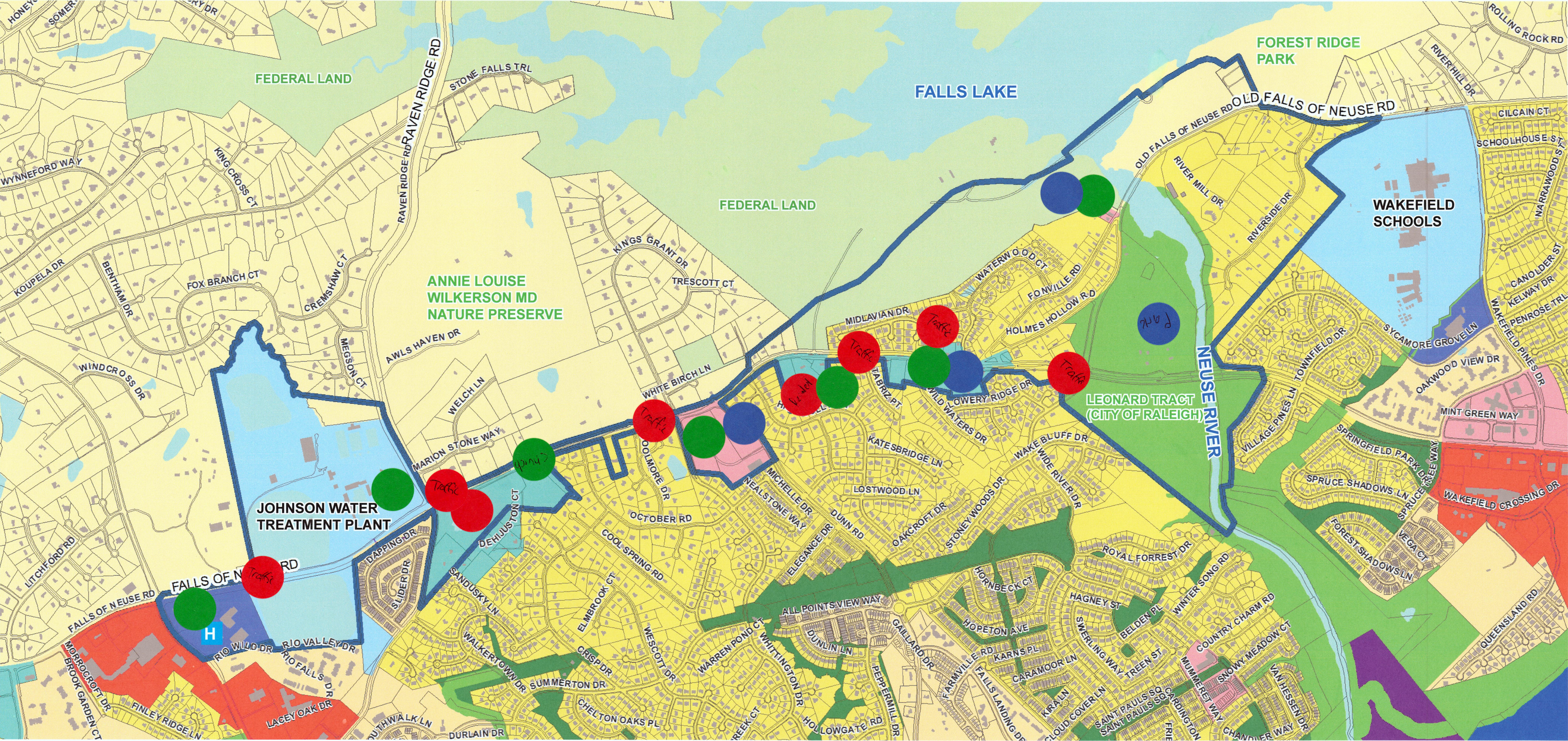
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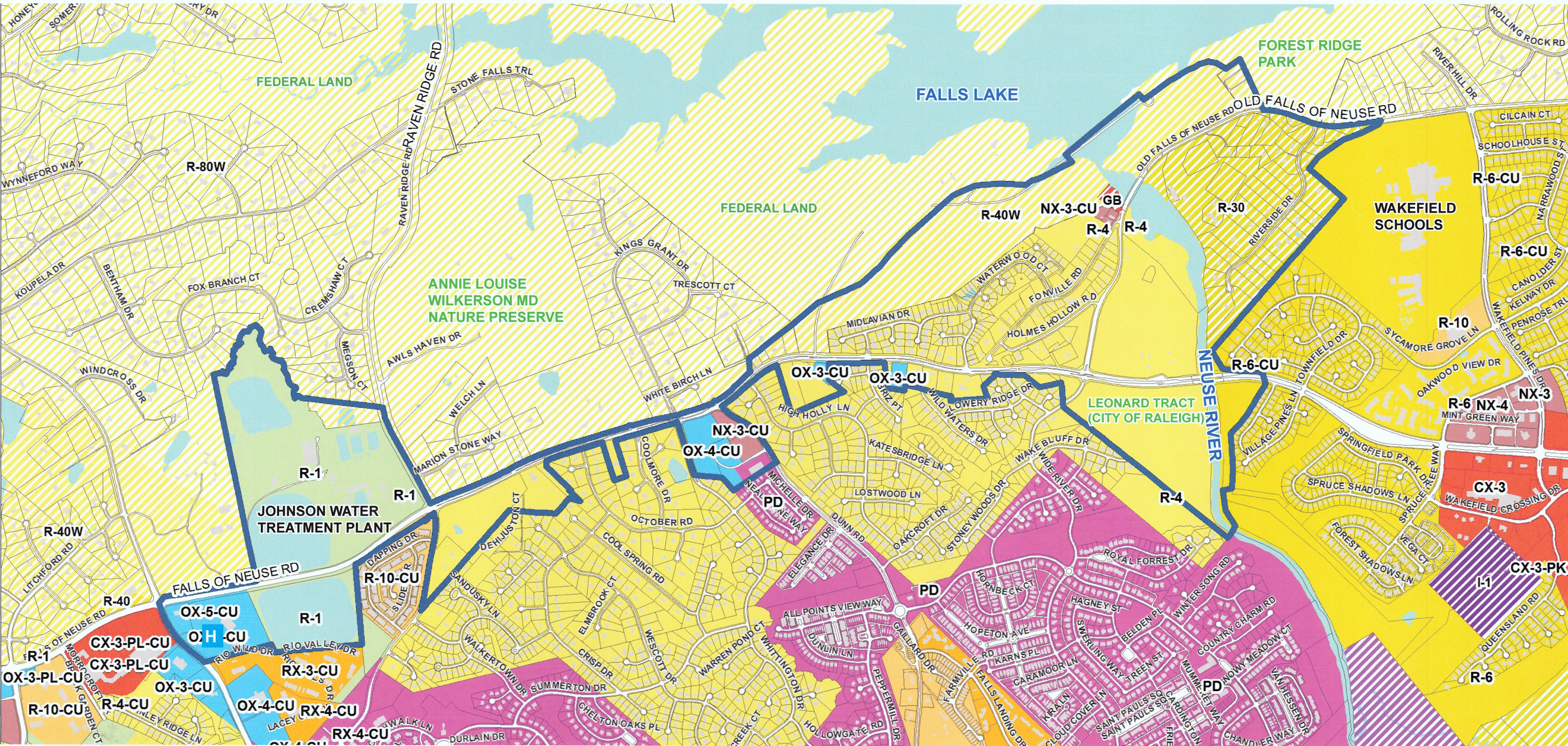
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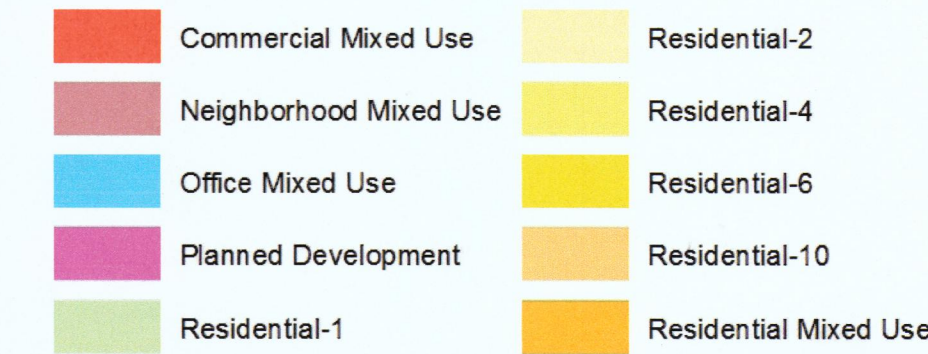
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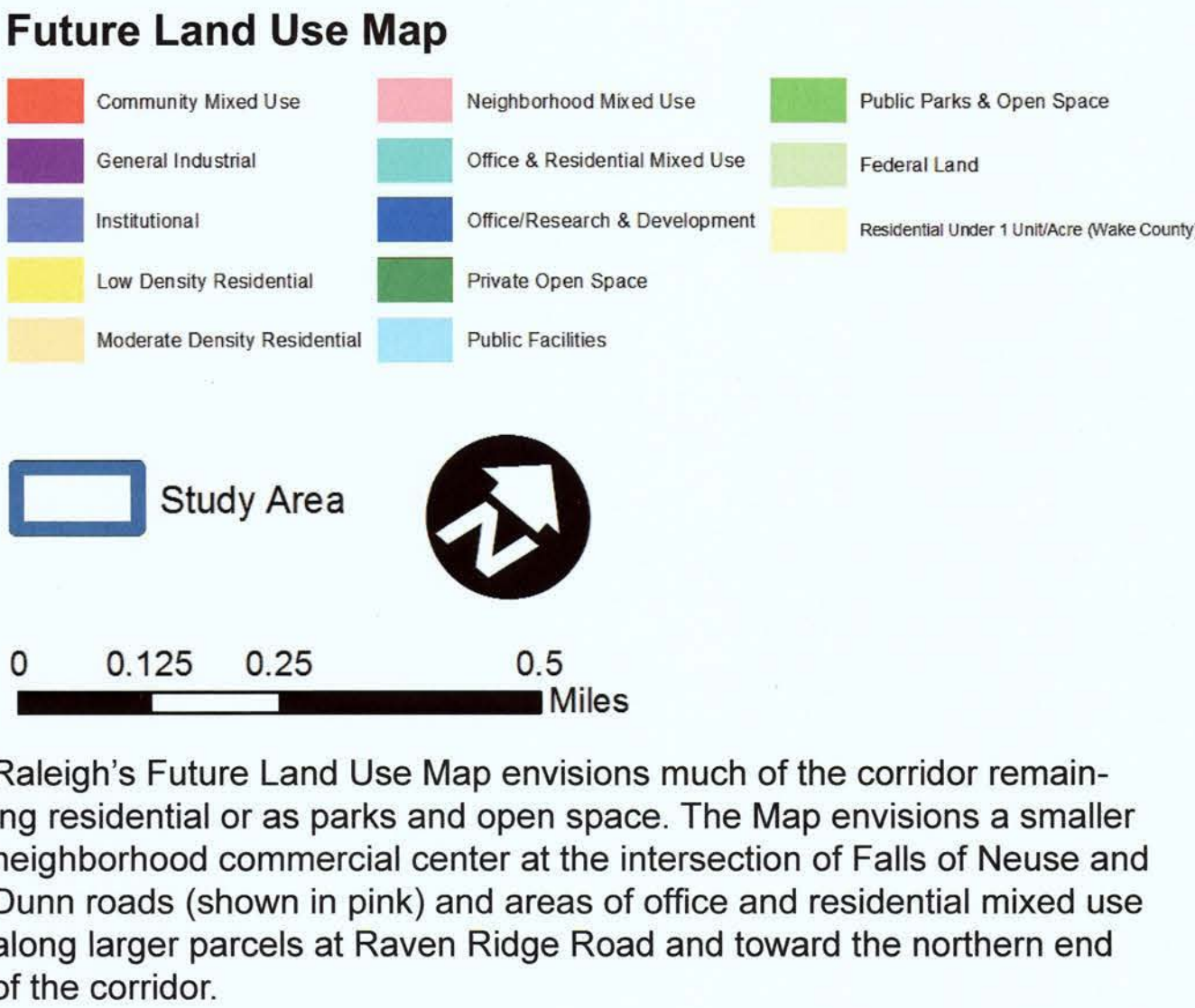
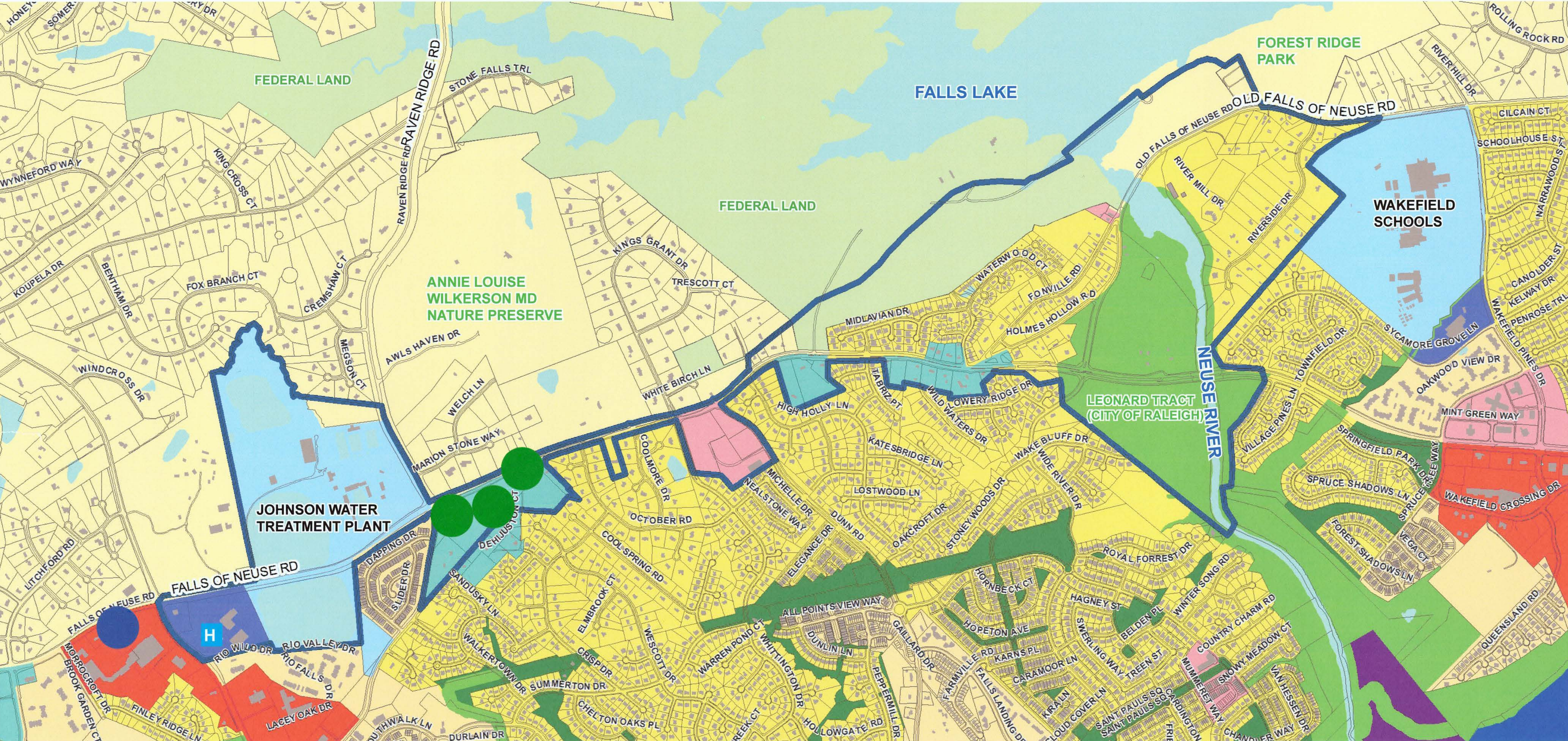
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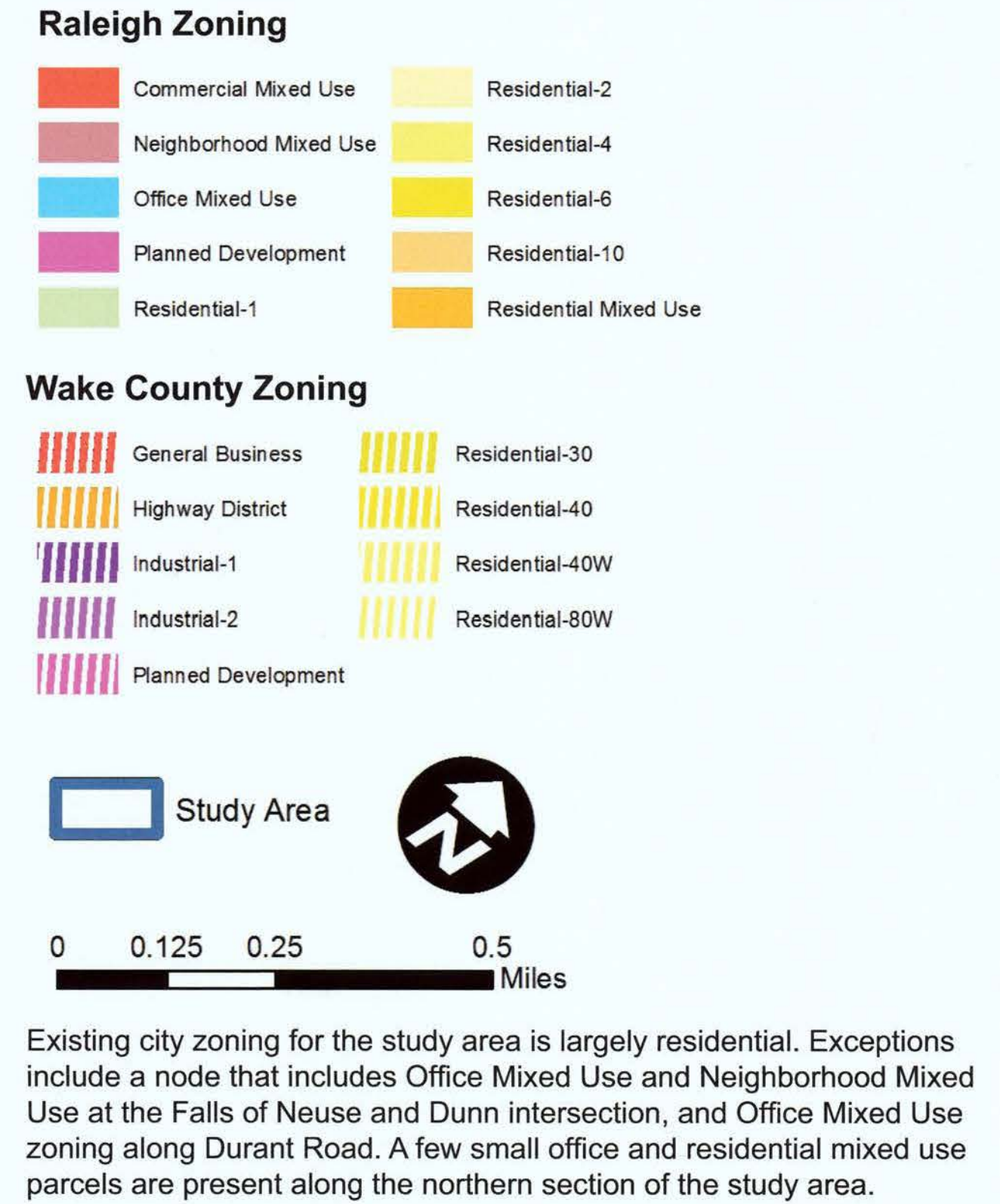
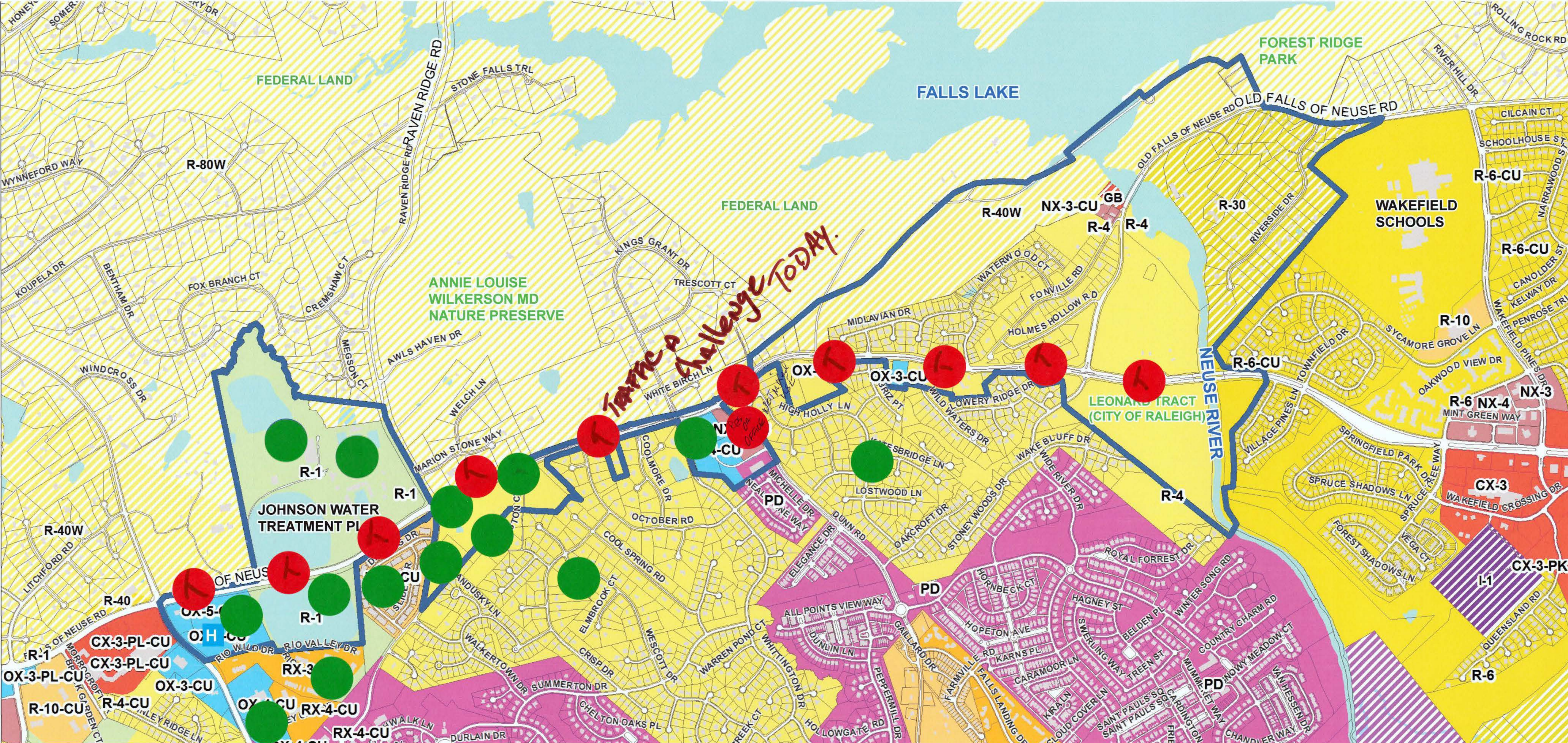
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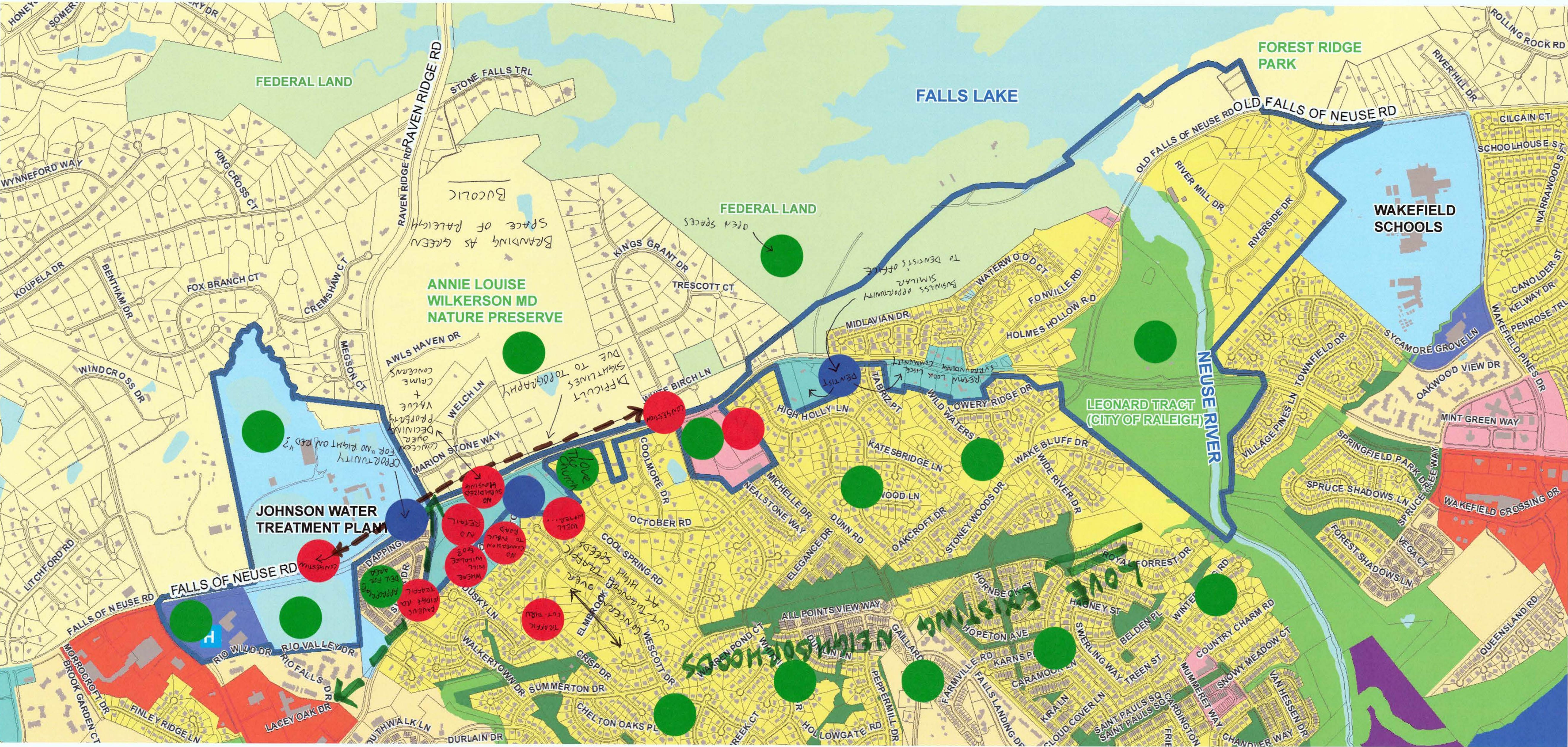
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Falls of Neuse Study Area: Zoning



Falls of Neuse Study Area: Future Land Use Map



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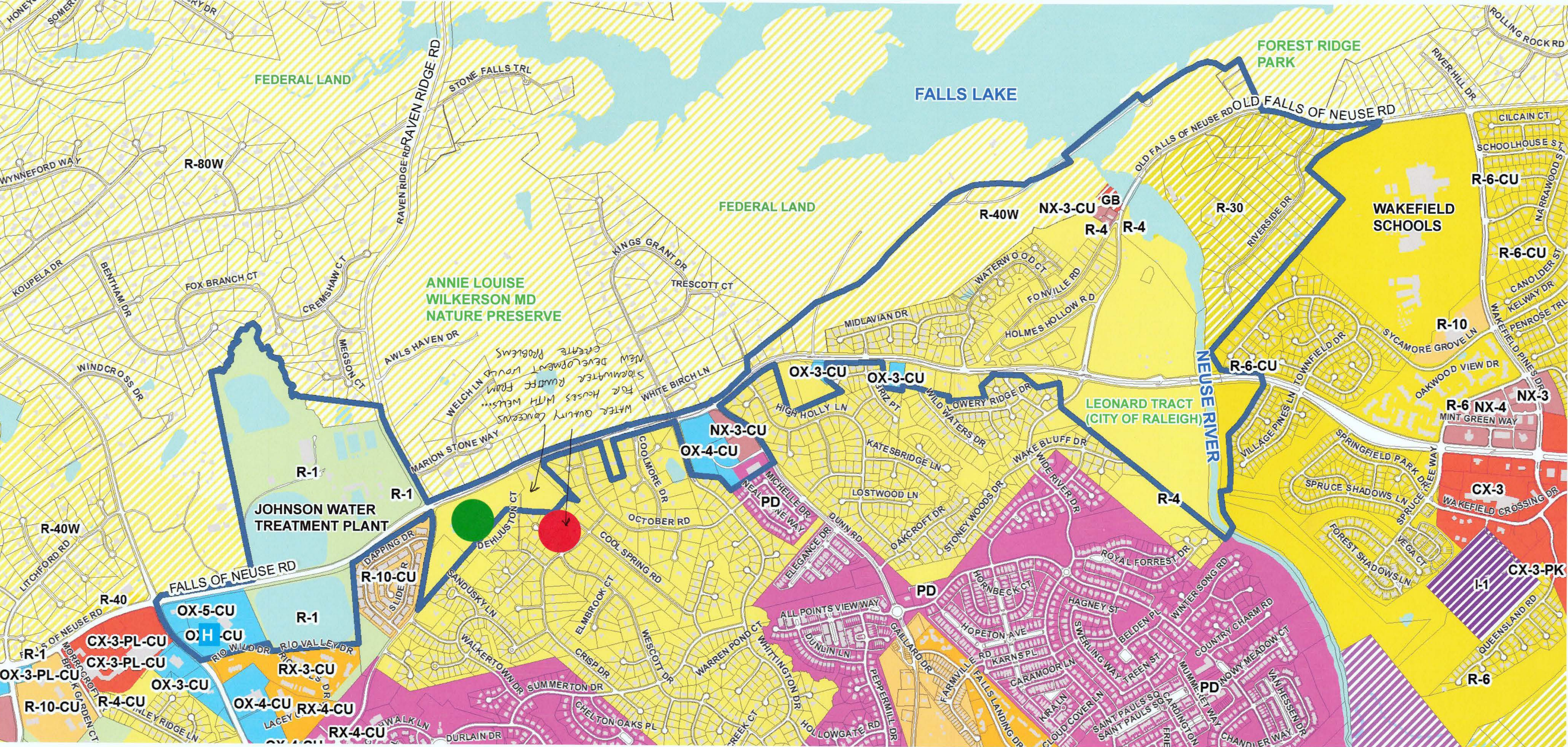
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Increasing pressure on
Falls of Neuse + Capital Blvd
North-south
between Wake Forest & Raleigh

Falls of Neuse Study Area: Zoning



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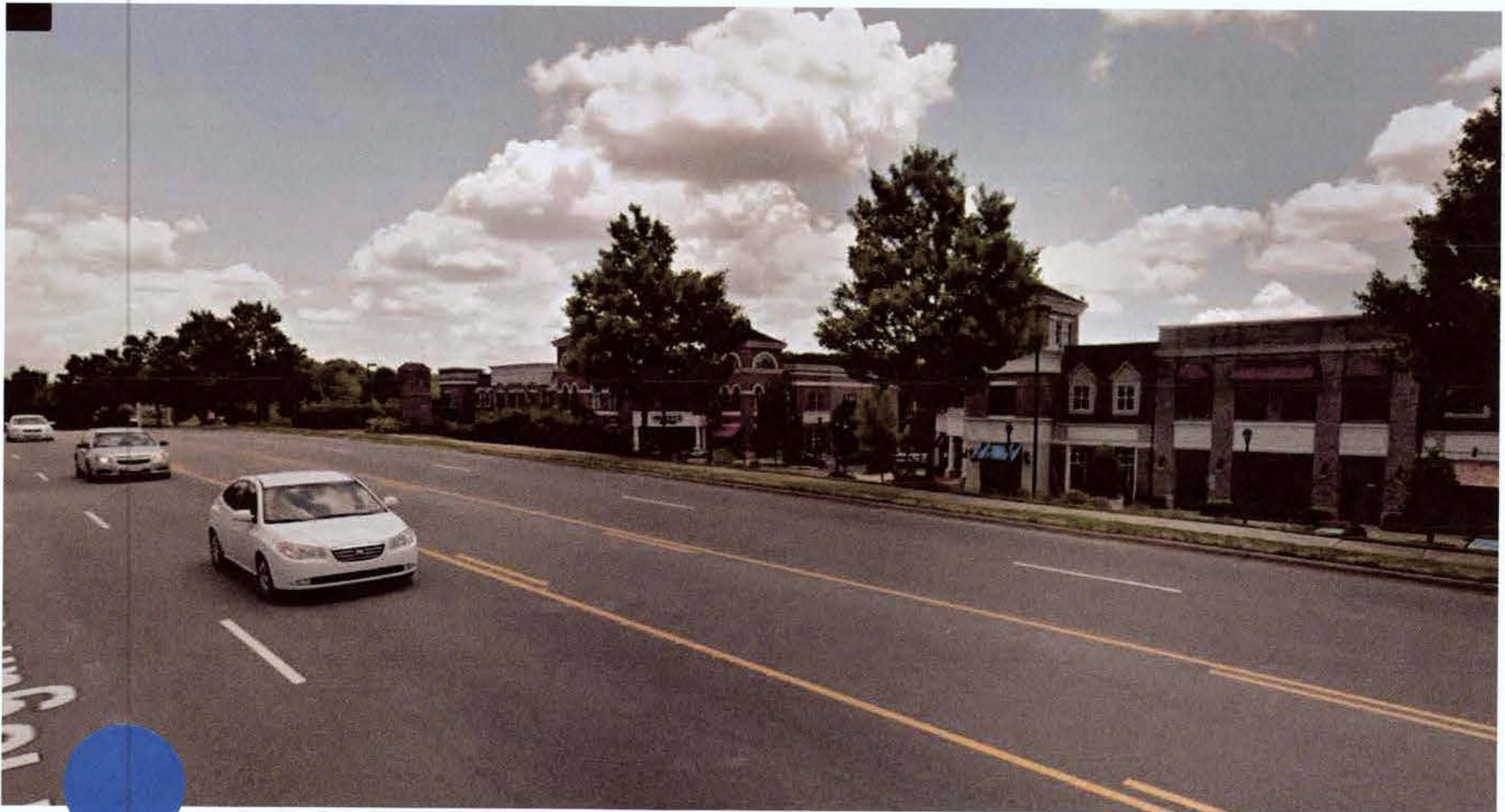
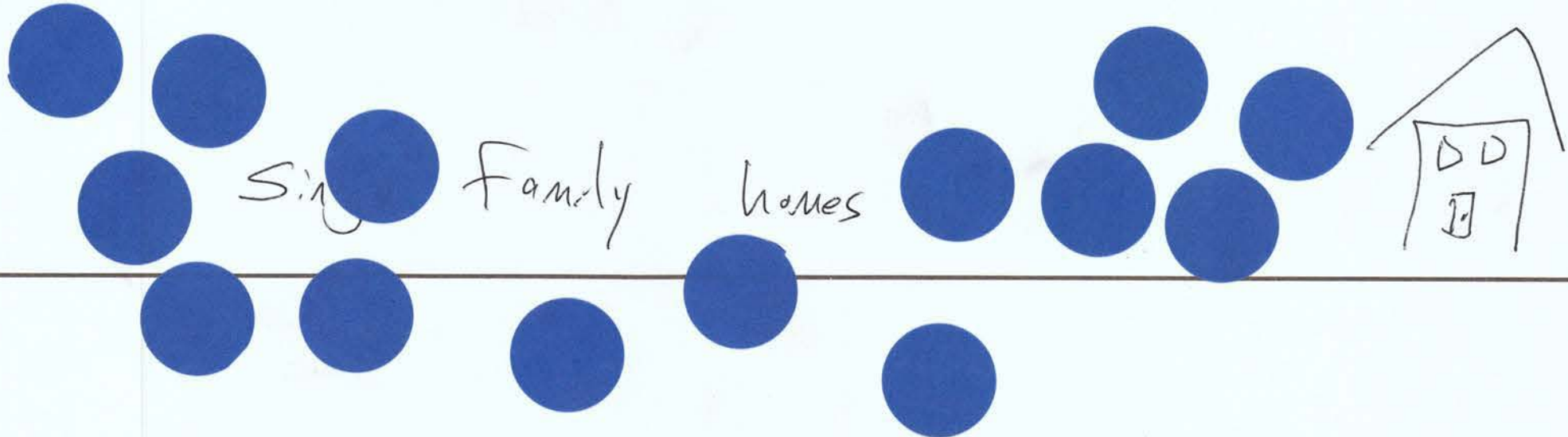
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TJ
TABLES
p. 3/3

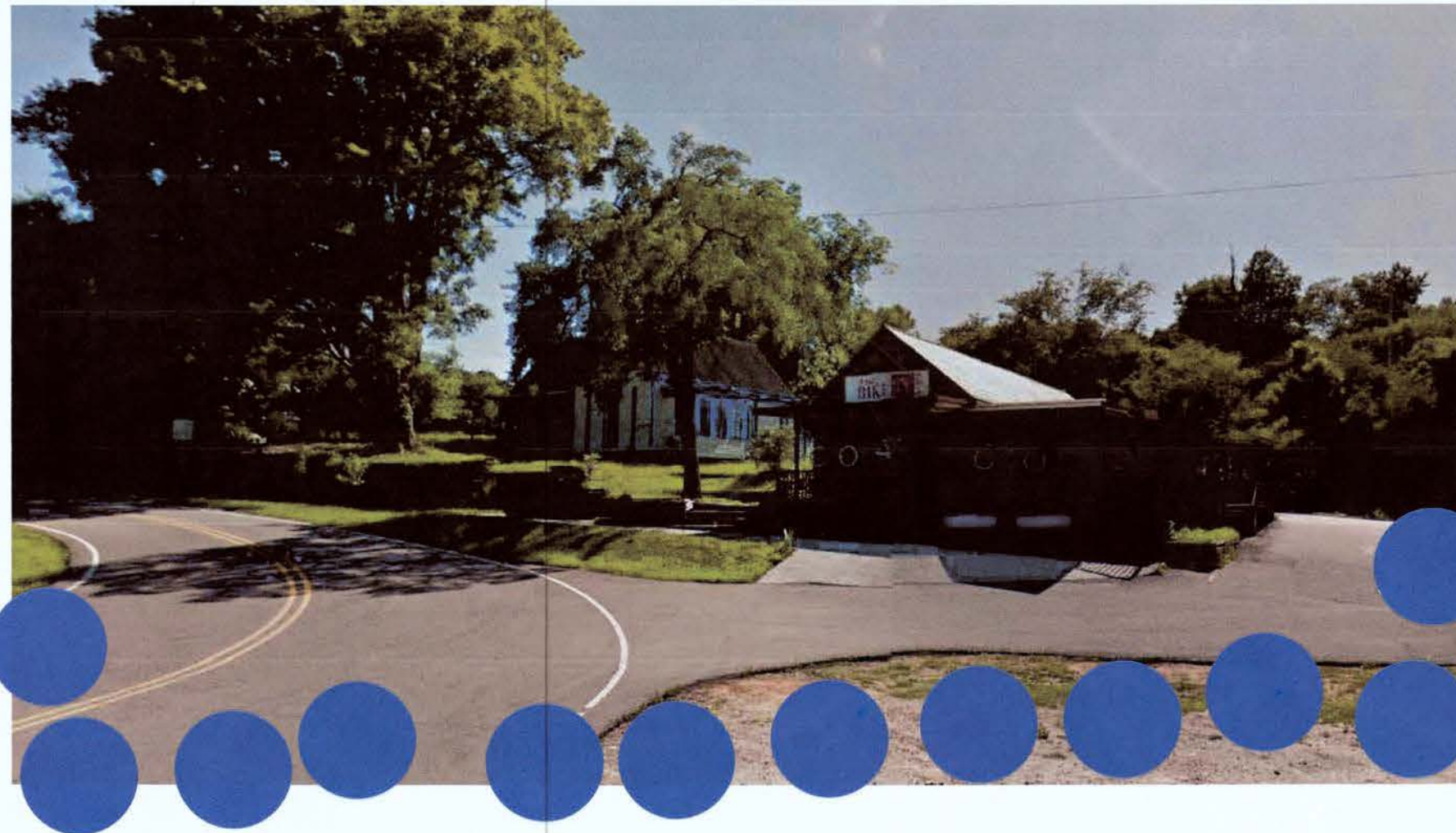
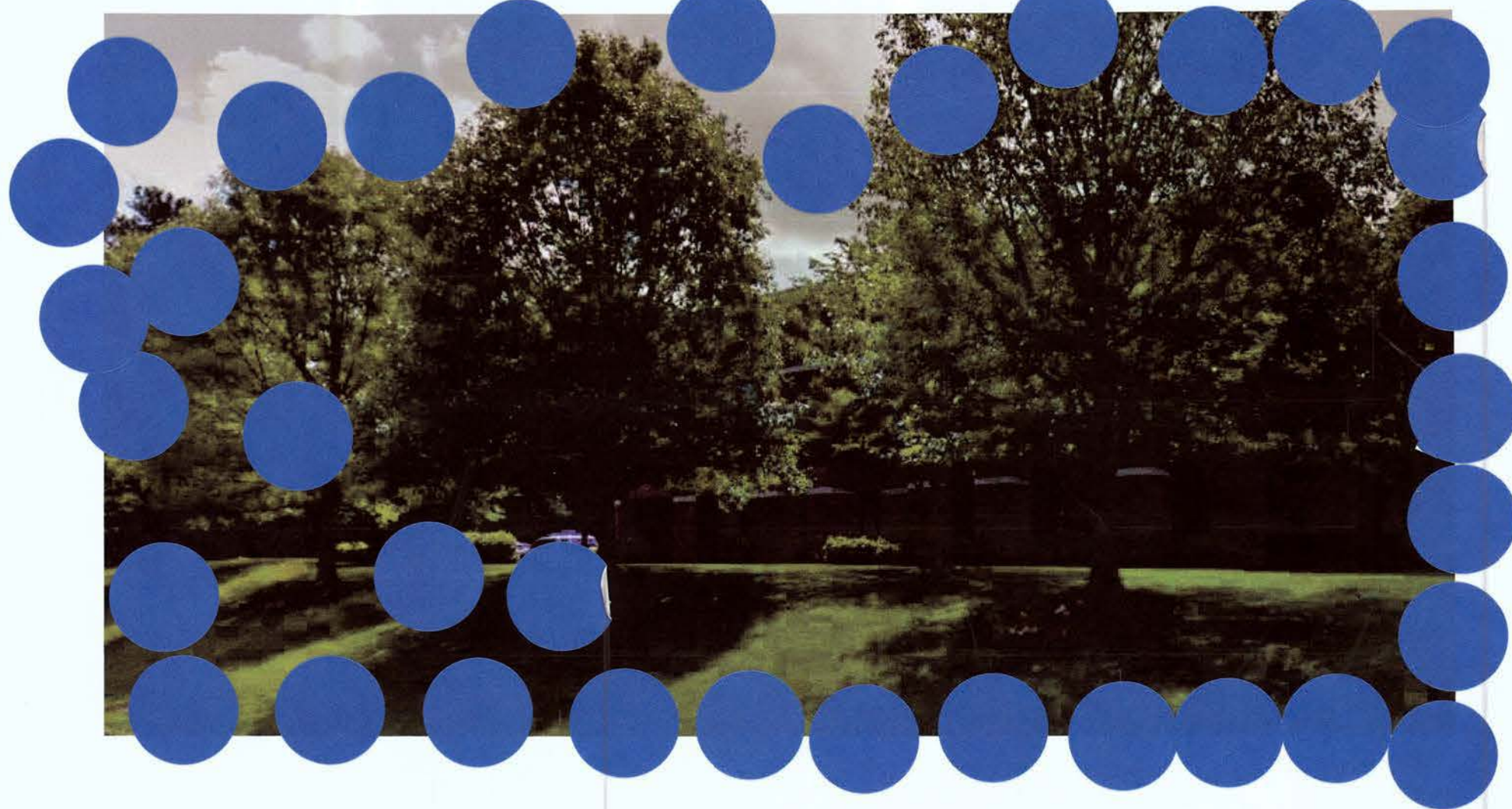
Falls of Neuse Study Area: Visual Preference Survey

Place dots on any pictures that show things you would like to see in the Falls of Neuse area



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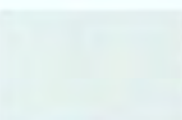


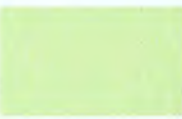



Falls of Neuse Study Area: Where Do You Live?



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